

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
To: "Direct to Mayor and Council"
Date: 4/30/2025 9:47:10 AM
Subject: For Information: Government of BC introduction of the Miscellaneous Statutes Amendment Act, 2025

Dear Mayor and Council,

On April 29, 2025, the Government of BC introduced the [Miscellaneous Statutes Amendment Act, 2025](#).

If passed by the Legislature, the Miscellaneous Statutes Amendment Act, 2025 will make changes to several provincial statutes, including:

Local Government Act and An Act to Incorporate the Greater Vancouver Sewerage and Drainage District: Amendments are proposed to temporarily extend instream protections for development charges from 12 to 24 months for Metro Vancouver Regional District and its Greater Boards (Greater Vancouver Water District and Greater Vancouver Sewerage and Drainage District) for developers that have submitted completed applications prior to March 22, 2024. This is applied retroactively so that the homebuilders who have met the application date above will continue to have access to the lower rates of development charges for an additional year until March 22, 2026.

City of Vancouver Staff Assessment:

- For the City of Vancouver, the proposed amendments mean that developers working with Metro Vancouver's Greater Boards (including the Greater Vancouver Sewerage and Drainage District) will have more certainty and financial predictability during the transition to new, higher development cost charges. It may also influence project timelines as developers seek to benefit from the extended rate protections.
- This amendment was made to implement commitments made by the Government of BC in an [agreement](#) signed with the Government of Canada in March 2025 to receive \$250M in federal funding over 5 years through the Canada Housing Infrastructure Fund (CHIF) Provincial/Territorial Stream, which will be applied to Phase One of the Iona Island Wastewater Treatment Plant.
 - Specifically, the Government of BC agreed to work on extending the existing in-stream protection for housing projects that are subject to Metro Vancouver's DCCs. These measures are meant to provide homebuilders with greater certainty and reduce financial pressures by lowering project costs, which keeps homes more affordable for people.
- This proposed amendment to the Vancouver Charter does not affect the City of Vancouver's Development Cost Levies (DCLs). Instead, the City collects Development Cost Charges (DCCs) on behalf of Metro Vancouver. As a result of this change, the City will need to revise its collection and administration processes for Metro Vancouver DCCs. Staff will address this through internal procedures.
- The extended in-stream rate protection helps mitigate the impact of recent Metro Vancouver DCC rate increases, which have been a key concern for developers and a factor affecting project viability.

Local Government Act and Vancouver Charter (clauses 45, 46, 65 and 66): Amendments are proposed to provide clarity that instream protections extend to site-specific density benefit provisions, and exempt any site-specific density benefits bylaw passed prior to April 25, 2024, from having to comply with the new density benefit bylaw provisions.

City of Vancouver Staff Assessment:

- Proposed amendments clarify that in-stream protections extend to site-specific density benefit provisions. Additionally, any site-specific density benefits bylaws adopted before April 25, 2024, are exempt from the new requirements introduced under recent changes to density benefit provisions. This ensures that developments already in progress under the current framework can proceed without needing to meet the updated bylaw standards.
- Similarly, these amendments are part of the Government of BC's commitment to work on extending the existing in-stream protection for housing projects that are subject to Metro Vancouver's DCCs.

Housing Supply Act: Amendments to the Housing Supply Act are proposed to ensure consistency of provincial authority to undertake compliance measures with the City of Vancouver, conforming with all other prescribed municipalities subject to a housing target order.

City of Vancouver Staff Assessment:

- This change formally brings Vancouver under the same compliance framework as other prescribed municipalities, reinforcing provincial oversight in meeting housing supply objectives. Since Vancouver was formally issued a housing target order by the Province in Fall 2023, an amendment to the Act is needed to provide clear and consistent legal authority for the Province to enforce compliance with the City if required.
- City of Vancouver staff were not consulted on the specific proposed amendment, but have previously identified concerns regarding the inconsistencies and issues that this amendment aims to address.

Local Government Act – Elections amendments: Amendments to the Local Government Act, Local Elections Campaign Financing Act, School Act and Vancouver Charter are proposed to clarify for local election officials and others the rules concerning elections administration and address barriers to participation by electors and candidates in local elections.

Local elections include elections for municipal councils, regional district electoral areas, boards of education, specified parks boards, local community commissions and the Islands Trust.

City of Vancouver Staff Assessment:

- City of Vancouver staff were consulted on the proposed amendments and have no concerns.

Vancouver Charter – City of Vancouver Regulatory Authorities: Amendments are proposed to clarify that the City of Vancouver can regulate in areas also governed by the Province in the same manner as other municipalities under the Community Charter.

City of Vancouver Staff Assessment:

- The proposed changes will allow the City to regulate businesses as long as its rules do not require businesses to breach another statute. This amendment addresses limitations identified by recent court decisions — including the City's inability to uphold vacancy control measures in Single Room Accommodation-designated buildings — and strengthens Vancouver's authority over business licensing and regulation, including in areas such as short-term rentals, single-use items, and consumer protection.
- This amendment was requested by the City of Vancouver via an in-camera motion approved by Mayor and Council in February 2024.

The news release can be found [here](#).

The full text of the bills can be found [here](#).

The progress of bills [here](#).

Best,

Paul

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City Manager

City of Vancouver

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətaʔ (Tsleil-Waututh) Nations.