

File No.: 2025-975

January 28, 2026

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of December 11, 2025 under the ***Freedom of Information and Protection of Privacy Act*** for:

Record of written staff memo, report, or presentation to Vancouver City Council regarding Bill M216 - 2025 (the Professional Reliance Act). Date Range: November 17, 2025 to December 10, 2025.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.13(1), s.14, and s.15(1)(l) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

Under Part 5 of the Act, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2025-975); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

Siân Madsen, MA, MAS
Acting Director, Access to Information & Privacy

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response package)

:kt

From: [van Dyk, Donny](#)
To: [Direct to Mayor and Council - DL](#)
Cc: [Okell, Corrie](#); [City Manager's Correspondence Group - DL](#)
Subject: Memo to Mayor and Council: Bill M216 Professional Reliance Act - November 21, 2025
Date: Friday, November 21, 2025 4:52:04 PM
Attachments: [Confidential Memo to Mayor and Council - Bill M216 Professional Reliance Act.pdf](#)
[image001.png](#)

Dear Mayor and Council,

Attached is a Council Memo outlining staff concerns about Bill M216 Professional Reliance Act.

A high-level summary of the memo:

- The Bill removes local authority to require peer review of technical submissions from certified Provincial Government Association professionals in respect of development processes; instead, local governments must accept submissions as meeting permit or by-law requirements. Peer review can only be required with permission of the provincial Superintendent of the Office of Professional Governance on a case-by case basis. Disputes between certified professional peers must be resolved by the Office.

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If you have any questions, please reach out to Corrie directly.

Thanks,

Donny

Donny van Dyk (he/him)
City Manager
City of Vancouver
Donny.vanDyk@vancouver.ca

M: [s.15\(1\)\(l\)](#)

O: 604.873.7666



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x^wməθk^wəyəm (Musqueam), Sk̓wxwú7mesh (Squamish), and səliłwətət (Tseil-Waututh) Nations.

CONFIDENTIAL MEMORANDUM

November 21, 2025

TO: Mayor and Council

CC: Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief of External Relations
Teresa Jong, Administration Services Manager, City Manager's Office
Trevor Ford, Chief of Staff, Mayor's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Lon LaClaire, General Manager, Engineering Services
Josh White, General Manager, Planning, Urban Design and Sustainability
Francie Connell, Director, Legal Services

FROM: Corrie Okell, General Manager, Development, Buildings and Licensing

SUBJECT: Bill M 216 – Professional Reliance Act

RTS #: N/A

PURPOSE

This memo provides staff's comments on [Bill M216 the "Professional Reliance Act"](#). **This memo contains legal advice that is subject to solicitor-client privilege and should be kept confidential.**

BACKGROUND

[Bill M216 the "Professional Reliance Act"](#) was introduced as a private member's bill on October 21, 2025, by NDP MLA George Anderson.

The stated goal of the bill is to streamline development projects and reduce administrative costs in the approval of development projects in BC municipalities.¹ It would require local governments to accept technical submissions from certified professionals² as meeting permit or by-law requirements for development approvals. It would remove local government authority to peer

¹ [Explanatory note to Bill M216](#)

² Professions recognized in [Schedule 1](#) of the [Professional Governance Act](#) including engineers, architects, applied science technologists and technicians, biologists and forest professionals.

review these submissions without express permission from the Superintendent of the Office of Professional Governance. Disputes between certified professional peers (City and applicant) would be resolved by the Office of the Superintendent.

The proponent of Bill M216 argues that development approvals are frequently delayed for months because technical submissions from certified professionals undergo additional review by local government staff. According to the proponent, these delays contribute to higher development costs, which in turn increase the cost of housing.³

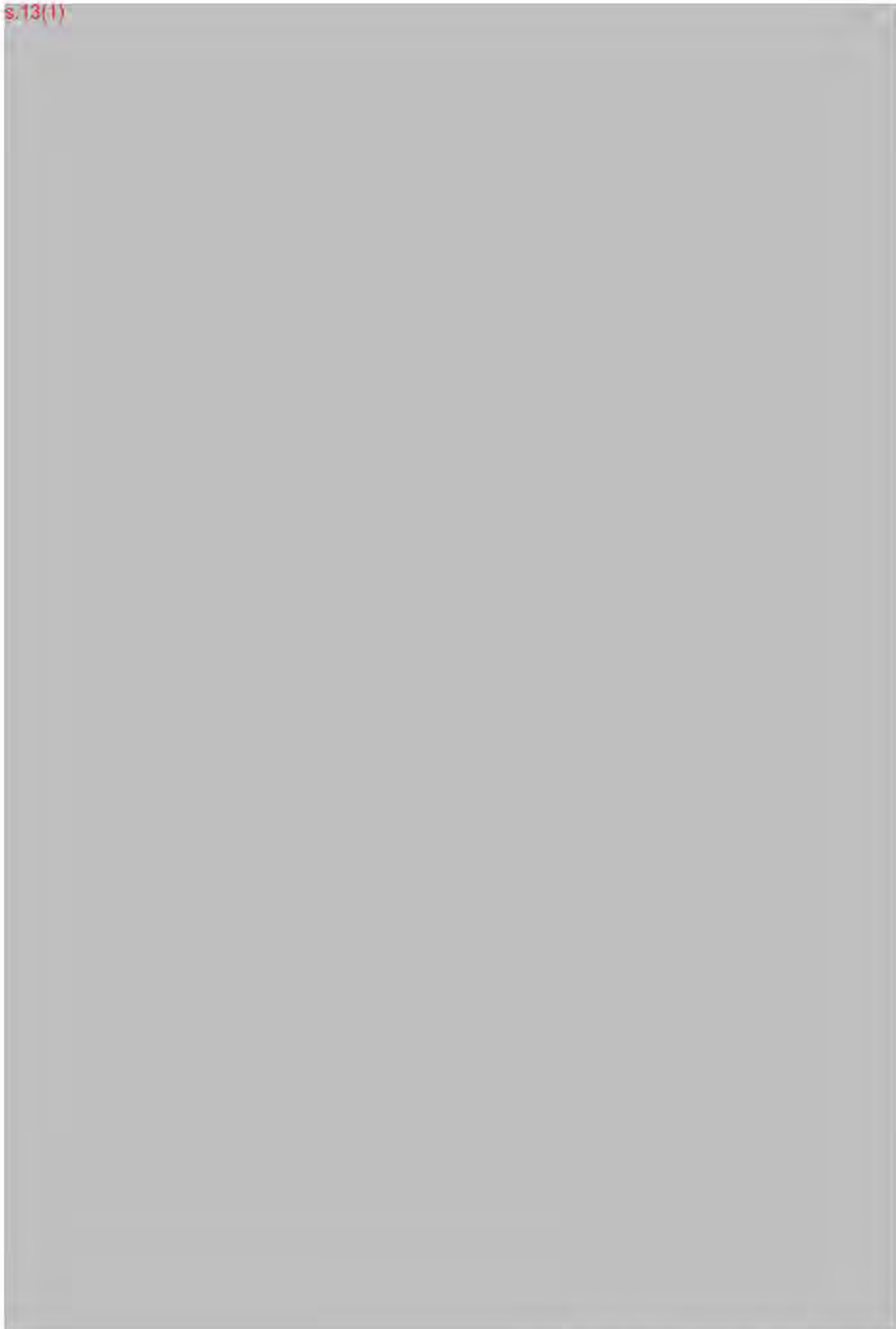
DISCUSSION

s.13(1)

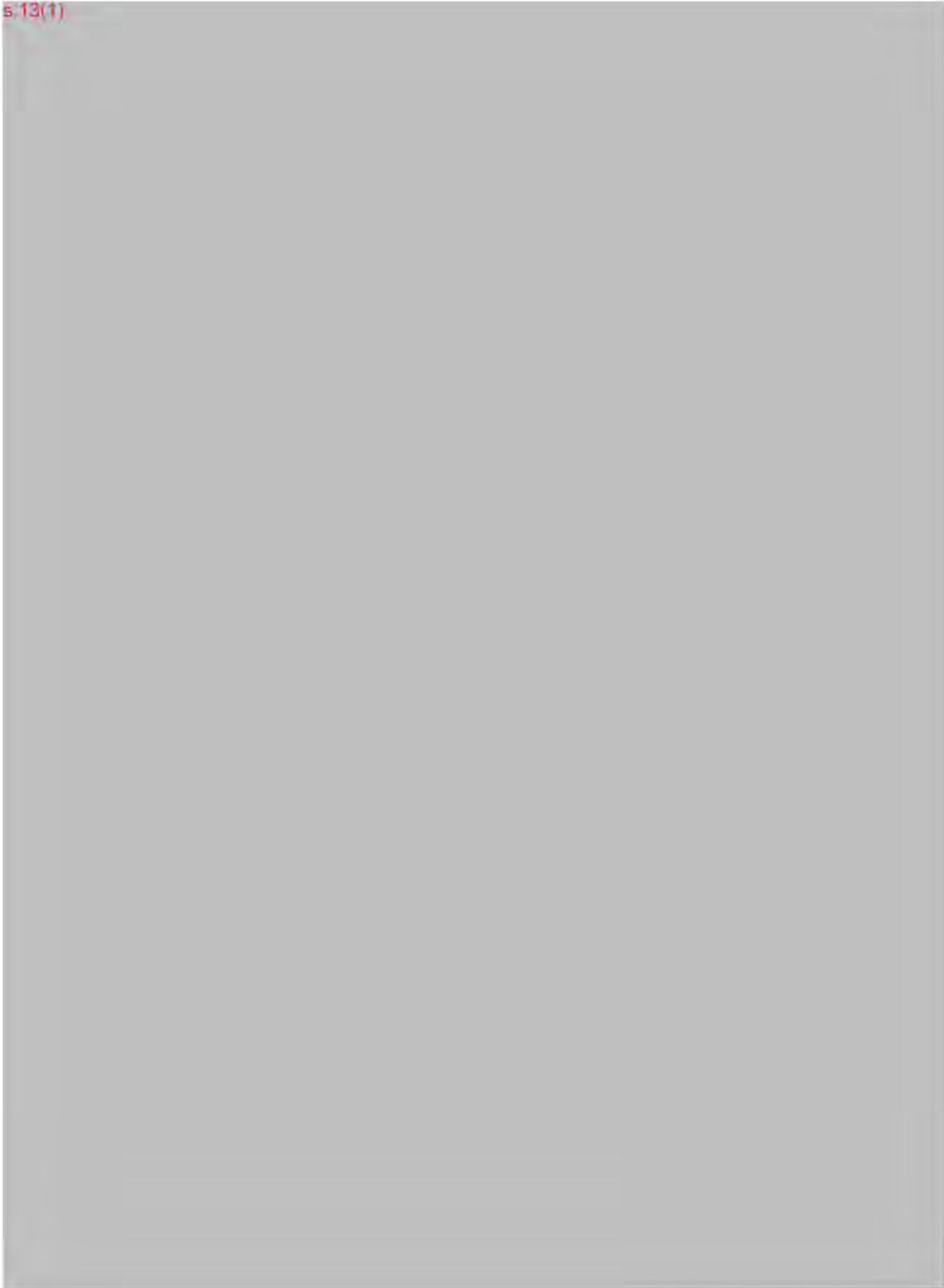


³ BC Hansard Transcript, George Anderson <https://www.leg.bc.ca/hansard-content/Debates/43rd1st/20251027am-House-Business.htm>

s.13(1)



s.13(1)



corrie.okell@vancouver.ca

Development Buildings and Licensing
Corrie Okell, General Manager



If Council has any questions, please feel free to contact me directly and I will ensure a response through the weekly Q&A or another venue as appropriate.

Staff will continue to liaise with other municipalities and UBCM and will contribute information about City of Vancouver concerns through the legislative feedback process mechanisms. Staff will keep Council updated on this draft legislation given the significant implications it has for development in Vancouver.

[Redacted content]

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FINAL REMARKS

The Bill has been referred to the Select Standing Committee on Private Bills and Private Member Bills whose members will review, consult with the public, and report to the House with recommendations. The Province has an online portal for public feedback open until December 2, 2025.

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NEXT STEPS

[Redacted content]

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Appendix A Published Responses to Bill M216

The following links are a selection of published responses to Bill M216. A summary of comments follows for convenience.

Concerns about Bill M216

- Union of British Columbia Municipalities, November 6, 2025 [UBCM expresses concern with private members bill | Union of BC Municipalities](#)
- Union of British Columbia Municipalities, November 19, 2025 - [UBCM encourages local government response to Bill M216 | Union of BC Municipalities](#)
- City of Coquitlam, Staff Report - https://coquitlam.ca.granicus.com/MetaViewer.php?view_id=2&clip_id=3073&meta_id=86643
- Planning Institute of British Columbia - [PIBC Letter to Premier Office M216-FINAL-Signed-WORD](#)
- [2025-11-07-letter-to-province-re-bill-m216-professional-reliance-act-final-1.pdf](#)
- West Coast Environmental Law - [2025-11-17 WCEL LT Anderson re Bill M216.pdf](#)

Support for the Bill M216

- Urban Development Institute & Greater Vancouver Board of Trade - [2025-11-14-UDI-GVBOT-Joint-Letter-Bill-M-216-Professional-Reliance-Act.pdf](#)

Summary of Concerns expressed in the stakeholder responses listed above

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Appendix B
Draft Response to Bill M216 Provincial Consultation

Bill M 216, Professional Reliance Act - Consultation questions
Please provide any general background information relevant to your submission (e.g., the work of your organization or relevant personal experience).
Why do you generally support or oppose the bill, as applicable? s.13(1) [Redacted]
First suggested change to the bill (if any) s.13(1) [Redacted]
Explanation for first suggested change s.13(1) [Redacted]
Second suggested change to the bill (if any) s.13(1) [Redacted]
Explanation for second suggested change s.13(1) [Redacted]
Additional suggested changes to the bill (if any) s.13(1) [Redacted]
If provided the opportunity, are you interested in presenting to the Committee? s.13(1) [Redacted]