

News for BC Draft: B.C.'s Housing Legislation Tracker Raises

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<https://cityhallwatch.wordpress.com/legislation-tracker/>

Suggested headline

****B.C.'s Housing Law Overhaul: CityHallWatch Tracker Details Years of Provincial Planning Changes and Local Democracy Concerns****

Short social caption

CityHallWatch has compiled a detailed tracker of major B.C. housing and infrastructure legislation from 2022 onward, including Bill 43, Bills 44/46/47, Bill 18, Bills 13/14/15, and Bill M216. The tracker argues these laws represent a major shift of planning power away from municipalities and local residents toward the Province. Whether you support more housing or oppose top-down planning, British Columbians should understand what has changed, what powers municipalities have lost, and why some mayors are calling for judicial review.

Read the tracker here:

<https://cityhallwatch.wordpress.com/legislation-tracker/>

Full write-up

CityHallWatch has published and updated a detailed ****B.C. legislation tracker**** focused on major housing, infrastructure, zoning, and planning laws passed by the B.C. Legislature from 2022 onward.

The tracker, partially updated March 26, 2026, collects links, commentary, timelines, media coverage, and analysis related to a series of provincial bills that have reshaped local government authority over housing and land-use planning in British Columbia.

The key concern raised by CityHallWatch is that the Province has moved quickly and repeatedly to centralize control over municipal planning, zoning, public hearings, development approvals, housing targets, transit-oriented areas, and infrastructure decisions.

The tracker's central theme is not simply "housing supply." It is the question of ****who gets to decide the future of B.C. communities****: local councils and residents, or the provincial government through province-wide rules and ministerial powers.

Key legislation covered

Bill 43 - Housing Supply Act, 2022

CityHallWatch identifies Bill 43 as the starting point of the current provincial housing-law overhaul. The bill was introduced shortly after David Eby became Premier and received Royal Assent within days.

According to the tracker, Bill 43 empowered the Province to set binding housing targets for municipalities and created tools for provincial oversight and compliance. CityHallWatch argues this began a major shift away from local planning autonomy and toward provincial command over housing outcomes.

Bill 44 - Housing Statutes Amendment Act, Residential Development, 2023

Bill 44 is described as the law that effectively ended traditional single-family zoning in many parts of B.C.

Key changes highlighted by CityHallWatch include:

- Mandatory allowance of multiple units on many formerly single-family lots.
- Higher density near frequent transit.
- Elimination of public hearings for many residential rezonings that align with Official Community Plans.
- Limits on municipal parking requirements in certain cases.

Supporters argue these changes are needed to allow more housing. Critics argue the law removes meaningful local input and forces broad land-use changes without adequate community-level debate.

Bill 47 - Transit-Oriented Areas, 2023

Bill 47 created provincial rules for transit-oriented development areas near SkyTrain stations and major bus exchanges.

CityHallWatch frames this as a major shift because municipalities may be limited in refusing projects based on height or density where provincial minimums apply.

The tracker highlights concerns about:

- Mandatory density near transit.
- Reduced local discretion.
- Removal of residential parking requirements in designated transit-oriented areas.
- Broad impacts on neighbourhood planning.

This is one of the clearest links to the public discussion around "15-minute cities," because it connects provincial housing policy with density, transit corridors, reduced parking, and centralized planning around walkable/transit-oriented zones.

Bill 46 - Development Financing, 2023

Bill 46 is included as part of the broader 2023 housing package. It dealt with development financing tools and how local governments fund infrastructure related to growth.

Although it received less public attention than Bills 44 and 47, it matters because zoning and density changes require infrastructure: sewers, water, roads, parks, schools, community facilities, and transit.

Bill 18 - Vancouver Charter Amendment Act, 2024

Bill 18 amended the Vancouver Charter. CityHallWatch includes it as part of the continuing provincial intervention into local planning powers, particularly in Vancouver.

Bills 13, 14, and 15 - 2025

CityHallWatch describes the 2025 bills as another major escalation.

The tracker focuses especially on Bills 13 and 15, while also noting Bill 14. It argues these bills were controversial because of speed, limited consultation, use of closure/time limits, and concerns from local governments, First Nations, environmental organizations, and commentators.

CityHallWatch states that Bills 14 and 15 attracted major public attention, while Bill 13 was also significant because of municipal-power implications.

Bill M216 - Professional Reliance Act

The tracker also follows Bill M216, the Professional Reliance Act. CityHallWatch reports that the bill drew a large number of submissions, with the vast majority opposed, and that the Select Standing Committee on Private Bills and Private Members' Bills was reviewing the matter.

The tracker states that the committee was required to report back to the Legislative Assembly by April 2, 2026.

Judicial review initiative

One of the most important developments noted by CityHallWatch is the growing municipal interest in a judicial review of B.C.'s housing laws.

The tracker points to an initiative led by View Royal Mayor Sid Tobias, with a growing number of municipalities reportedly considering or joining efforts to challenge or review the provincial housing legislation.

This is significant because it means the issue has moved beyond public commentary and into the possibility of formal legal review.

Why this matters for B.C. residents

The debate is often presented as a simple fight between "more housing" and "NIMBY opposition." But the tracker shows the issue is more complicated.

At stake are several democratic and practical questions:

1. **Local control:** How much authority should municipalities retain over zoning, height, parking, and neighbourhood planning?
2. **Public hearings:** Should residents still have a guaranteed opportunity to speak before major zoning changes or housing projects?
3. **Infrastructure:** Can water, sewer, schools, roads, parks, and transit keep up with mandated density?
4. **Affordability:** Will broad upzoning actually create affordable housing, or mainly increase land values and redevelopment pressure?
5. **Neighbourhood change:** Who decides how fast communities are transformed?
6. **Democratic process:** Were the bills debated and consulted on adequately before becoming law?
7. **Provincial precedent:** If the Province can override local governments in housing, where else can similar powers be used?

15-minute cities angle

The term "15-minute city" is often used loosely. In planning language, it usually means communities where people can reach daily needs - groceries, school, parks, transit, healthcare, and work - within a short walk, bike ride, or transit trip.

However, critics worry that the same planning language can be used to justify top-down density

mandates, reduced parking, restrictions on local input, and centralized planning decisions.

B.C.'s recent housing laws do not necessarily create a formal "15-minute city" program by that name. But the laws do push in a related direction:

- More density in existing neighbourhoods.
- More density around transit.
- Less emphasis on car parking.
- Fewer public hearings for certain housing decisions.
- More provincial control over municipal planning.

That is why this tracker is relevant to anyone following the 15-minute city debate in B.C.

What supporters may argue

Supporters of the Province's housing reforms may argue that:

- B.C. faces a severe housing shortage.
- Municipal processes are too slow.
- Public hearings can be used to block needed housing.
- Transit-oriented density is necessary for growth.
- Province-wide rules are needed because housing is a provincial crisis.

Those arguments deserve to be heard.

What critics argue

Critics, including CityHallWatch and related commentators, argue that:

- The Province is removing local democratic control.
- Public consultation has been inadequate.
- The pace of legislative change has been too fast.
- Municipalities and residents are being forced to absorb major changes without enough infrastructure planning.
- Density mandates may benefit developers more than ordinary residents.
- Local governments should not be reduced to implementation arms of the Province.

Why people should read the tracker

The CityHallWatch tracker is useful because it collects the bills, timelines, media articles, analysis, and civic-action links in one place.

Even readers who do not agree with every interpretation should review the source material. These laws affect every municipality in B.C. and will shape neighbourhoods, property values, rental markets, transportation patterns, and civic participation for years.

Calls to action

Residents who are concerned should:

- Read the CityHallWatch tracker.
- Look up the actual bills on the B.C. Legislature / BC Laws websites.
- Contact their MLA.
- Contact their mayor and council.
- Ask whether their municipality supports a judicial review.

- Ask how infrastructure will be funded for provincially mandated density.
- Ask whether public hearings and local input are being preserved or removed.
- Share the tracker with neighbours and community groups.

Key link

CityHallWatch B.C. Legislation Tracker:

<https://cityhallwatch.wordpress.com/legislation-tracker/>

Source note

This article is based primarily on the CityHallWatch B.C. legislation tracker, accessed July 19, 2026, and should be read as a civic/news commentary draft. Readers should review the original legislation and official B.C. Legislature records for the full legal text.