

# **BCREA Government Relations and Advocacy Update 2023**

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# Agenda

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- **Provincial Housing Landscape**
  - New Provincial Premier and Ministry of Housing
  - BC government housing initiatives
  - "Home for People" Action Plan
- **Government Liaison (GL) Days 2023**
  - Recommendation One: Permanent Provincial Housing Roundtable
  - Recommendation Two: More Missing Middle Housing Options for British Columbians
- **2023 BCREA Advocacy Focus**

# Provincial Housing Landscape

- **BC Government Housing Initiatives**
  - Bill 43: *Housing Supply Act* (November 2022)
  - Bill 44: *Building and Strata Statutes Amendment Act* (November 2022)
  - New Provincial Permitting Strategy (January 2023)
  - Digital Permitting Initiative (April 2023)
  - "Homes for People" Action Plan (April 2023)



**Hon. Ravi Kahlon**  
Minister of Housing



**Hon. David Eby**  
Premier

# "Homes for People" Action Plan



## Four priorities:

- Unlocking more homes faster
- Delivering better, more affordable homes
- Helping those with the greatest housing need
- Creating a housing market for people, not speculators

# Government Liaison Days 2023

- We are excited to host this event in-person once again after three years!
- Purpose of GL Days:
  - BC REALTORS® learn about pertinent government relations issues
  - BC REALTORS® meet with local MLAs to advocate for better provincial housing policy



# Permanent Provincial Housing Roundtable

## Policy Problem

- Improving housing supply requires a coordinated effort between different levels of government, market housing stakeholders, and non-market housing stakeholders.
- Lack of a permanent, holistic, coordinated approach to housing attainability has produced unintended negative consequences.
  - Example: Bill 44 – *Building and Strata Statutes Amendment Act*
- Much sectoral policy expertise outside of government is inadequately consulted.



## **RECOMMENDATION**

### **CREATE A PERMANENT HOUSING ROUNDTABLE WITHIN THE NEWLY CREATED MINISTRY OF HOUSING**

- Purpose: engage British Columbian housing stakeholders and build upon previously effective sectoral consultation.
- Focus: implement the “Development Approvals Process Review” and the “Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability” recommendations.



# More Missing Middle Housing Options for British Columbians

## Policy Problem

- Single-detached homes are the most expensive type of housing and are out of reach for many British Columbians.
- Single-detached zoning currently makes up 60 – 75 per cent of residential zoning designations in BC.
- Being able to build four to six units (missing middle housing – MMH) on a lot divides the land cost by the number of units.



- MMH can be built quickly and by small contractors, using less complex construction techniques.
- MMH will allow young families to move into neighbourhoods experiencing population stagnation.



**RECOMMENDATION**  
**APPLY ZONING LEGISLATION**  
**ACROSS THE PROVINCE**

- Province-wide application of as-of-right MMH zoning will avoid unintended consequences such as speculative “land lift.”
- Housing unattainability is a crisis across the province, and it is important that policies to provide more attainable homes are considered province-wide.

# 2023 BCREA Advocacy Focus

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**Thank you for your time!**

**Questions?**

**CONTACT**

For more information, please contact  
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