

March 30, 2026

Re: Bill 25 – Small-Scale Multi-Unit Housing Legislation (SSMUH)

Dear Mayor and Council,

I am writing to express serious concerns regarding the Province's recent housing legislation, including Bill 25, which has been placed on tonight's Council agenda without adequate notice.

The issue of insufficient time for residents to review and respond to Council agenda items—particularly when last-minute changes are involved—has been a long-standing concern. However, it is especially troubling when the matter at hand carries such significant and lasting implications for our entire community.

I strongly object to the Province's heavy-handed interference, which removes decision-making authority from the district. While increasing housing diversity is laudable, the approach mandated under this legislation raises numerous serious concerns, including:

- Upzoning to allow increased density will raise land values, which can increase the cost per housing unit.
- New construction is typically more expensive than existing housing.
- Property taxes (which are tied to assessed land values) are likely to rise.
- Remote, car-dependent streets will be permitted up to four dwellings per lot, without corresponding transportation planning.
- Reduced open space and loss of tree canopy will impact environmental quality and neighbourhood character.
- The district's ability to require off-street parking will be restricted.
- No comprehensive transportation strategy or funding has been provided.
- No accommodation for critical infrastructure—such as schools, community centres, and healthcare facilities—has been provided.
- Opportunities for meaningful public input will be significantly reduced or eliminated for projects that comply with new zoning.

These changes raise a fundamental question: who is this policy intended to benefit? The level of density being mandated exceeds local needs and aligns with longstanding requests from the development industry, mirroring those advanced by the Urban Development Institute during consultations with the Province when David Eby served as Housing Minister.

I urge Mayor and Council to utilize all available legal and policy options to oppose this legislation. Please do not voluntarily adopt zoning measures that do not serve the long-term interests of West Vancouver residents, nor accept compromises that could prove detrimental to the community.

Provincial policies—and governments—do change. Given the growing level of public outrage surrounding this legislation, it is reasonable to expect that will occur. In the meantime, I ask that Council take a firm and principled approach in standing up for the interests of its residents.

Sincerely,

Melinda Slater
1058 Keith Road
West Vancouver, BC

Please do not redact.

From: "Mark Sager, Mayor" <mark@westvancouver.ca>
Subject: RE: Bill 25 - Small-Scale Multi-Unit Housing Legislation (SSMUH).
Date: March 30, 2026 at 2:21:12 PM PDT
To: M Slater <melroy1058@gmail.com>

Hi Melina,
Thanks for your email but I think your criticism is a bit unfair. The item on the agenda tonight is only to decide whether to consider the issue or not. I trust you have now seen the letter we received from the minister, you might note the tone has changed.
All the best
Mark

From: M Slater <melroy1058@gmail.com>
Subject: Re: Bill 25 - Small-Scale Multi-Unit Housing Legislation (SSMUH).
Date: March 31, 2026 at 5:25:29 PM PDT
To: "Mark Sager, Mayor" <mark@westvancouver.ca>

Hi Mark, thank you for your reply.

I've been away for the past few weeks and have not seen the letter from the minister. Has this been posted on the district's website? Where might I find this?

The agenda item ("Small-Scale Multi-Unit Housing Legislation (Bill 25) Compliance – Direction to Proceed") wasn't just asking M&C to receive this for information, the recommendation was also to direct Staff to prepare zoning bylaw amendments to comply with Provincial legislation.

Although I understand the second part did not pass, it is disconcerting to see things like this appear on the agenda with so little notice. This criticism (or constructive feedback, depending on your point of view) has been raised with M&C in the past yet continues to be an issue. Lack of notice of important agenda items is also problematic for neighbourhood groups who are left with very little time to obtain clarification or inform their members and is an ongoing source of frustration for ADRA.

I was appalled to hear that the Ambleside Centre LAP also appeared on last night's agenda with absolutely no notice. I gather this was brought up under "New Business", but there's no way for anyone who did not attend the meeting or watch the video to know this as the agenda indicates "No items" under "New Business"!

It is dismaying that a reasonable request for transparent, timely information is considered unfair criticism.

Sincerely,

Melinda