

NO: R042

COUNCIL DATE: February 23, 2026

REGULAR COUNCIL

TO: Mayor & Council **DATE: February 10, 2026**

FROM: General Manager, Planning & Development **FILE: 1855-03 (CMHC)**
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance

SUBJECT: Second-Year Update on the Housing Accelerator Fund

RECOMMENDATION

The Planning & Development Department, Corporate Services Department, Engineering Department, and Finance Department recommend that Council receive this report for information.

INTENT

The intent of this report is to update Council on the City's second-year progress under the Housing Accelerator Fund ("HAF"), including issued building permits, the status of the Action Plan, new initiative proposal, and financial updates.

BACKGROUND

On December 4, 2023, the City received approval for \$95.6 million from the Canada Mortgage and Housing Corporation ("CMHC") to support housing supply, accelerate growth, and foster community development over three years.

On January 29, 2024, Council reviewed Corporate Report No. R016; 2024 (attached as Appendix "I"), outlining the City's HAF Action Plan, which consists of eight initiatives designed to increase Surrey's housing supply in both the short- and long-term, along with the Spending Plan, which supports community growth and well-being.

On February 24, 2025, Council received Corporate Report No. R026; 2025 (attached as Appendix "II"), outlining the City's first-year progress under the HAF, including issued building permits, the status of the Action Plan, inclusion of a new initiative, and financial updates. With the new initiative, Modernized Neighbourhood Concept Plans ("NCPs"), the City was awarded an additional \$5.1 million in HAF funding, bringing the total HAF grant funding to \$100.7 million.

HAF funding will be provided in equal installments, contingent upon annual progress reports, concluding by December 2026. The City has until December 2027 to utilize the funds in accordance with the Action Plan and Spending Plan.

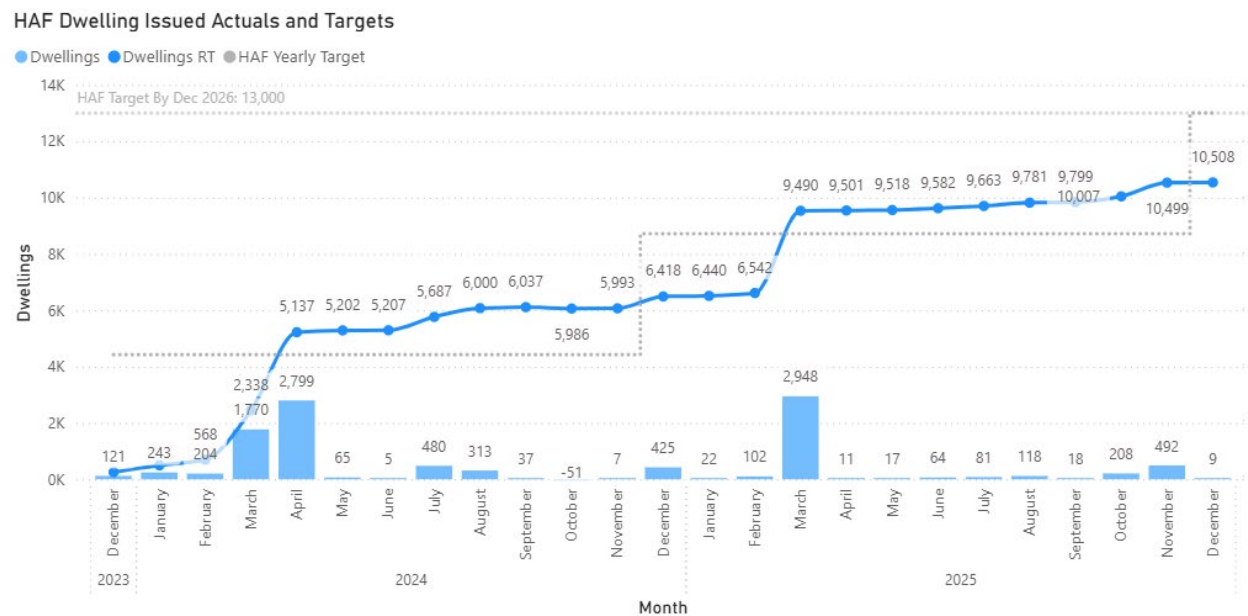
DISCUSSION

Housing Growth Targets Status Update

The City’s Action Plan targets a 27.8% increase in housing supply, aiming for an average of 4,333 net dwellings issued annually and a cumulative total of 13,000 by December 2026. The final \$25.6 million installment is contingent upon meeting this target.

As of December 4, 2024, the City has issued 10,508 net housing units, surpassing the second-year target of 8,667 dwellings. This represents 80.8% of the three-year target, positioning the City well for achieving its overall goal.

Table 1: Housing Growth, Net and Target



Action Plan Progress Update

In 2025, the City implemented more than 20 major process improvements to accelerate housing approvals and development. These improvements focus on reducing timelines, increasing efficiency, and supporting the development community. A comprehensive list is available on the City’s website: <https://www.surrey.ca/renovating-building-development/development-permitting-improvements>

As summarized in Table 2 below, the City has met most of its commitments under the HAF Action Plan and is on track for Year two milestones. Two initiatives are behind schedule, with unanticipated delays relating to the introduction of the new Official Community Plan (“OCP”) and implementation of the Amenity Cost Charges (“ACC”). These deliverables are scheduled for Council introduction in early 2026.

Table 2: Action Plan Summary

#	Initiative	Year 1 Milestone Status	Year 2 Milestone Status	Year 3 Milestone Status
1	Provide Development Incentives for Multi-family and Affordable Units	Completed	Completed	On Schedule
2	Expand the Permitting Timelines Program	Completed	Completed	NA
3	Increase the use of Professional Reliance in the Permit Approval Process	Completed	Completed	NA
4	Digital Permitting Program, including artificial intelligence (“AI”)	Completed	On Schedule	On Schedule
5	Increase Supply of Multi-unit Housing Near Transit	Completed	Behind Schedule	NA
6	Support Creation of Missing Middle Housing Supply	Completed	Behind Schedule	NA
7	Increase Below Market Affordable Housing Supply	Completed	On Schedule	On Schedule
8	Review and Increase Staff Capacity	Completed	On Schedule	NA
9	Modernized NCPs	NA	On Schedule	On Schedule

A comprehensive progress report by initiative is included as Appendix “III”.

Action Plan - Year Three Priorities

The City has delivered on most of its HAF commitments in first two years of the program. In the third year, the City will continue streamlining development approvals, focusing on:

- **Development Incentive Programs:** Continue to advertise the program with eligible developers, seeking to maximize the utilization of this program before the August 31, 2026 building permit issuance deadline.
- **OCP Introduction:** A new OCP Bylaw is being introduced to Council in early 2026.
- **ACC Introduction:** Introduce the ACCs to Council in early 2026, including phased amenity charges at building permits.
- **Zoning Pre-Compliance:** Launch of the automated rule-based bylaw compliance tool to streamline zoning reviews in single family building permits.
- **Online Permitting:** Complete the permitting portal implementation, including the use of digital plan reviews, consolidated review comments and online applications.
- **Inclusionary Zoning:** Developing inclusionary zoning policy.
- **NCP Modernization:** Advance a corporate report rescinding and updating NCPs following the OCP Bylaw introduction, amendments to the *Surrey Zoning By-law, 1993, No. 12000* (“Zoning Bylaw”), and ACC framework.
- **Policy Enhancements:** Monitor the utilization of updated policies and procedures to provide applicants with a consistent experience. Continue to advance new policies to Council to accelerate the approval process.
- **Expanded Professional Reliance:** Continuing working with registered professionals to speed up the approval process under the established professional reliance programs.

These improvements will be implemented progressively and supplemented by the Development Approval Process Improvement Committee (“DAPI”) workplan.

Spending Plan Status Update

HAF funding is allocated to projects that unlock housing potential, including infrastructure upgrades and land acquisitions for future affordable housing partnerships.

- 74 Avenue Utilities & Road Improvements: Council approved Contract No. 4824-029-11 (Corporate Report No R264; 2024) in December 2024 with a total capital cost of \$7.8 million. This project is expected to be completed in Q1 2026;
- Darts Hill Sanitary Siphon: Council approved Contract No. 4722-011-11 (Corporate Report No. R272; 2025) on December 15, 2025 with a total capital cost of \$5.5 million. This project is expected to be completed in Summer 2026.
- Infrastructure Darts Hill/Redwoods: HAF Funded water main infrastructure along 24 Avenue to support servicing Darts Hill and Redwood, valued at \$11 million, will be presented for Council consideration in early 2026; and
- Affordable Housing Land Investments: Opportunities for affordable housing land purchases have been actioned in 2025, totalling \$18 million. Addition land purchase for future affordable housing opportunities will be explored in 2026, with an anticipated HAF funded budget of \$13 million.

Financial Update

The City submitted its second-year progress report to CMHC in December 2025. On January 30, 2026, the City received its third HAF installment of \$25.6 million, bringing the total received to 75% of the \$100.7 million allocation. Table 3 below titled HAF Progress Payments, provides an overview of timing and requirements for the HAF.

Table 3: HAF Progress Payments

Progress Payment	Status	Amount	Requirements
Initial Payment	Received	\$23.9 M	Execution of the HAF Grant Agreement
Second Payment	Received	\$25.6 M	Submission of a progress report and fulfilment of commitments in the HAF Action Plan (Dec 2023–Dec 2024)
Third Payment	Received	\$25.6 M	Submission of a progress report and fulfilment of commitments in the HAF Action Plan (Dec 2024–Dec 2025)
Fourth Payment	Anticipated early 2027	\$25.6 M	Achievement of the goal of 13,000 issued housing units (Dec 2023–Dec 2026)

In Year Two, for the period of December 4, 2024 to December 3, 2025, the City spent \$35.1 million on Action Plan initiatives, infrastructure investments and land acquisitions. To date, the City has spent \$44 million on HAF activities, ensuring all HAF activities remain grant-funded.

Next Steps

The HAF team continues to advance the Action Plan, Spending Plan and building permit issuance to meet housing growth targets.

Council will receive semi-annual HAF progress reports, with the next update anticipated in Q3 2026.

CONCLUSION

After two years, the HAF program is progressing, delivering significant improvements to the development approval process. Given the pace of process enhancements and the number of building permits issued in 2024 and 2025, the City is well positioned to meet its commitments and Housing Growth Targets.

Ron Gill, MA, MCIP, RPP
General Manager, Planning & Development

Joey Brar, MBA, CPHR
General Manager, Corporate Services

Scott Neuman, P.Eng.
General Manager, Engineering

Kam Grewal, CPA, CMA
Chief Financial Officer/General Manager, Finance

JT/ar

Appendix "I": Corporate Report No. Ro16; 2024

Appendix "II": Corporate Report No. Ro26; 2025

Appendix "III": HAF Second Year Action Plan Update: Initiatives and Milestones

NO: *R016*

COUNCIL DATE: *January 29, 2024*

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 25, 2024**

FROM: **General Manager, Planning & Development
General Manager, Community Services
Acting General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance**

FILE: **1855-03**

SUBJECT: **Housing Accelerator Fund Application Update**

RECOMMENDATION

The Planning & Development Department, Community Services Department, Corporate Services Department, Engineering Department, and Finance Department recommend that Council receive this report for information.

INTENT

The intent of this report is to update Council on the City's Housing Accelerator Fund ("HAF") application and to provide information on Surrey's approved application, including the Action Plan, anticipated incented growth, and financial considerations.

BACKGROUND

On March 17, 2023, the Canada Mortgage and Housing Corporation ("CMHC") launched the HAF. This \$4.0 billion fund aims to provide Canadian local authorities with financial incentives to remove barriers to housing supply, accelerate growth, and support community development over the next three years.

With Council support, the City applied for the HAF on June 13, 2023. On December 4, 2023, the City received final approval for a \$95.6 million grant from CMHC and the program was formally launched on January 10, 2024.

DISCUSSION

The City's HAF application seeks to accelerate the delivery of housing for the next three years (through December 2026) with ongoing positive impacts on the approval process. The application is composed of several elements, including a Housing Growth Target, Action Plan, and Spending Plan.

Housing Baseline and Growth Targets

As part of the application, the City provided two housing projections: the total number of permitted housing units projected without the Action Plan, and the total number of permitted housing units projected with the Action Plan (the “Housing Growth Targets”).

Through the Action Plan, the City seeks to increase the number of housing units delivered by 27.8%, to an average 4,283 issued dwellings per year.

Action Plan

The Action Plan includes a series of initiatives that are intended to increase Surrey’s housing supply in both the short-term and long-term. There are eight key initiatives in the Action Plan, as outlined in Appendix “I”.

Surrey’s Action Plan allows for faster development of higher density, multi-unit housing projects. Initiatives include policy changes to expedite development of below-market housing, expanding the use of professional reliance for faster approvals, expanding the guaranteed permitting timelines program, and leveraging artificial intelligence (“AI”) to facilitate faster development and permit approvals.

Several initiatives are already underway, including development of the Building Inquiry Chatbot, Digital Compliance Project, continued expansion of end-to-end Digital Permitting capabilities, and policy work to respond to the new Provincial legislation.

A dedicated webpage, www.surrey.ca/housingaccelerator, has been created to provide information and progress updates on the initiatives.

Spending Plan

The City was awarded \$95.6 million (the “Funds”) to be received over four equal payments, concluding by December 2026. The Funds will be received as follows:

1. 25% initial payment;
2. 50% based on annual progress report to CMHC on the implementation of the Action Plan;
and
3. 25% based on meeting the Housing Growth Targets.

The City will have until September 2027 to spend the Funds, based on key priorities as shown in Appendix “II” (the “Spending Plan”).

Council Engagement

Staff will provide Council with annual progress reports on the implementation of the Action Plan and Spending Plan.

Additional Council Reports will be provided at key implementation milestones or when approval is needed for any required bylaw amendments and contract awards.

Next Steps

Staff are prioritizing several actions, including:

1. Hiring of additional staff to support implementation of the Action Plan and continued processing of applications;
2. Drafting the terms of the Development Incentive Program for Council consideration in early 2024;
3. Refining the Spending Plan to ensure that investments are focused on unlocking housing supply;
4. Developing AI-powered tools to assist improved communication and quality of development and building permit submissions; and
5. Continuing to draft policies and Zoning bylaw amendments to respond to the Provincial housing legislation.

Implementing staff augmentation efforts, process improvements, and legislative changes will require focused actions with continued oversight from the respective department General Managers to ensure that these efforts do not result in undue application processing delays.

CONCLUSION


The HAF is an opportunity for Surrey to implement significant advancements in streamlining the land development approval process and increasing the delivery of housing, including affordable housing. This partnership with the Federal Government is appreciated and will help support housing access for Surrey's population growth.




Don Luymes
General Manager, Planning & Development




Terry Waterhouse
General Manager, Community Services



Joey Brar
Acting General Manager, Corporate Services



Scott Neuman, P.Eng.
General Manager, Engineering



Kam Grewal, CPA, CMA
General Manager, Finance

Appendix "I" Housing Accelerator Fund – Action Plan Framework
Appendix "II" Housing Accelerator Fund – Spending Plan

[https://surreybc.sharepoint.com/sites/pdgmadministration/document library/corporate reports/future/housing accelerator fund/housing accelerator fund application.docx](https://surreybc.sharepoint.com/sites/pdgmadministration/document%20library/corporate%20reports/future/housing%20accelerator%20fund/housing%20accelerator%20fund%20application.docx)

Appendices available upon request.



CORPORATE REPORT

NO: R026

COUNCIL DATE: February 24, 2025

REGULAR COUNCIL

TO: Mayor & Council DATE: February 18, 2025

FROM: General Manager, Planning & Development FILE: 1855-03 (CMHC)
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance

SUBJECT: One-Year Update on the Housing Accelerator Fund

RECOMMENDATION

The Planning & Development Department, Corporate Services Department, Engineering Department, and Finance Department recommend that Council receive this report for information.

INTENT

The intent of this report is to update Council on the City's first-year progress under the Housing Accelerator Fund ("HAF"), including issued building permits, the status of the Action Plan, new initiative proposal, and financial updates.

BACKGROUND

On December 4, 2023, the City received approval for \$95.6 million from the Canada Mortgage and Housing Corporation ("CMHC") to support housing supply, accelerate growth, and foster community development over three years.

On January 29, 2024, Council reviewed Corporate Report No. R016; 2024, outlining the City's HAF Action Plan, which consists of eight initiatives designed to increase Surrey's housing supply in both the short- and long-term, along with the Spending Plan, which supports community growth and well-being.

HAF funding will be provided in four equal installments, contingent upon annual progress reports, concluding by December 2026. The City has until September 2027 to utilize the funds in accordance with the Action Plan and Spending Plan.

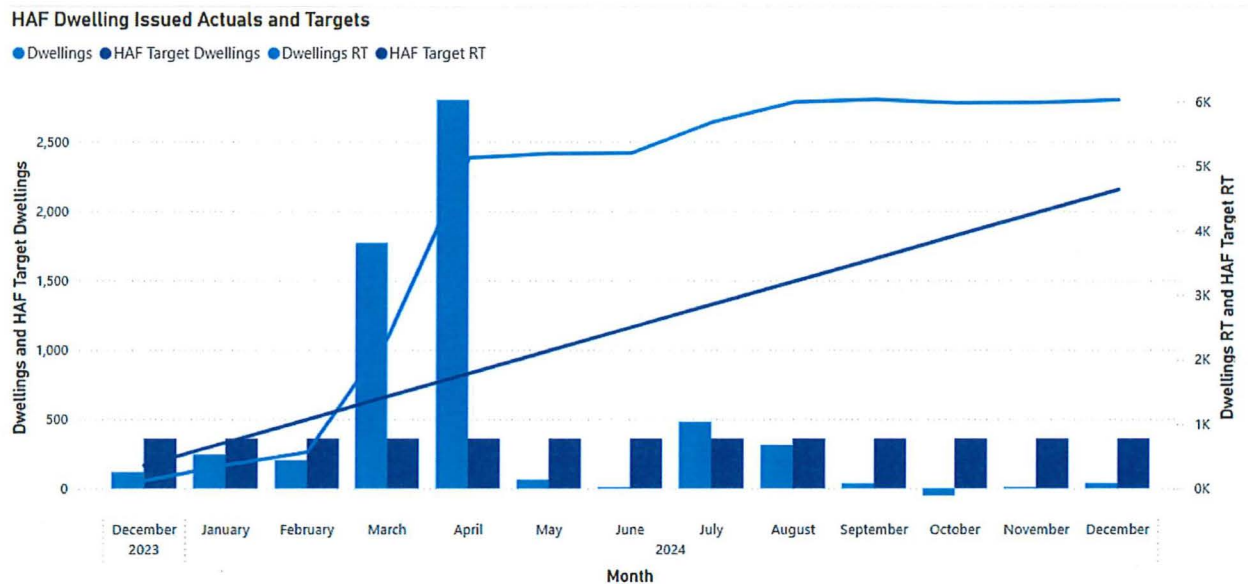
DISCUSSION

Housing Growth Targets Status Update

The City's Action Plan targets a 27.8% increase in housing supply, aiming for an average of 4,283 net dwellings issued annually and a cumulative total of 12,850 by December 2026. The final \$23.9 million installment is contingent upon meeting this target.

As of December 4, 2024, the City has issued 6,028 net housing units, surpassing the Year one target of 4,283 dwellings. This represents 46.9% of the three-year target, positioning the City well for achieving its overall goal.

Table 1: Housing Growth, Net and Target



Action Plan Progress Update

Over the past year, the City has implemented more than 25 major process improvements to accelerate housing approvals and development. These improvements focus on reducing timelines, increasing efficiency, and supporting the development community. A comprehensive list is available on the City's website: <https://www.surrey.ca/renovating-building-development/development-permitting-improvements>

As summarized in Table 2 below, the City has met all Year one commitments under the HAF Action Plan and is on track for Year two milestones.

Table 2: Action Plan Summary

#	Initiative	Year 1 Milestone Status	Year 2 Milestone Status	Year 3 Milestone Status
1	Provide Development Incentives for Multi-family and Affordable Units	Completed	On Schedule	Not started
2	Expand the Guaranteed Permitting Timelines Program	Completed	Ahead of Schedule	Not Applicable
3	Increase the use of Professional Reliance in the Permit Approval Process	Completed	Ahead of Schedule	Not Applicable
4	Digital Permitting Program, including artificial intelligence (AI)	Completed	Ahead of Schedule	Not started
5	Increase Supply of Multi-unit Housing Near Transit	Completed	On Schedule	Not Applicable
6	Support Creation of Missing Middle Housing Supply	Completed	Ahead of Schedule	Not Applicable
7	Increase Below Market Affordable Housing Supply	Completed	On Schedule	Not Applicable
8	Review and Increase Staff Capacity	Completed	On Schedule	Not Applicable

A comprehensive progress report by initiative is included as Appendix “T”.

Action Plan - Year two Priorities

In Year two, the City will continue streamlining development approvals, focusing on:

- **Modernized approval processes:** Digital plan reviews, consolidation of review comments, and referral process streamlining.
- **Policy Enhancements:** Early excavation for multi-family housing, phased amenity charges, and an inactive file closure policy.
- **Expanded Professional Reliance:** Enhanced Certified Professional program, environmental reviews, and geotechnical assessments.
- **Online Permitting Enhancements:** Additional portal functionality in Development Planning, Road Right-of-Way permits, and Traffic Obstruction permits.
- **Zoning Pre-Compliance:** Launch of the automated rule-based bylaw compliance tool to streamline zoning reviews in single family building permits.
- **Application & Resubmission Clarifications:** Defining minimum requirements to improve processing efficiency.
- **Drafting new Zones:** Drafting standard provisions for six-storey, mid-rise (10-20 storeys), and high-rise (20+ storeys) zones.
- **Pre-Approved Plans Exploration:** Investigating pre-approved plans for accessory dwelling units (“ADUs”) and six-storey buildings.
- **Inclusionary Zoning & Rental Redevelopment:** Developing inclusionary zoning policy and review and update rental redevelopment policies.
- **Phased Amenity Contributions:** Exploring phased amenity charges at building permits.

These improvements will be implemented progressively and supplemented by the Development Approvals Taskforce workplan.

New HAF Initiative – Modernizing Neighbourhood Concept Plans

CMHC is welcoming new HAF initiative proposals from high-performing cities that are on track with their Action Plan and exceeding their housing delivery targets.

In December 2024, the City submitted a proposal for a new HAF initiative: Modernizing Neighbourhood Concept Plans (“NCPs”). This initiative focuses on updating existing NPCs to replace outdated land-use designations with market-responsive densities and explore form-based zoning approaches. A decision from CMHC is expected at the end of February 2025. If approved, the City’s total HAF funding could increase by an estimated \$5 million.

Spending Plan Status Update

HAF funding is allocated to projects that unlock housing potential, including infrastructure upgrades and land acquisitions for future affordable housing partnerships.

- **74 Avenue Utilities & Road Improvements:** Council approved Contract No. 4824-029-11 (Corporate Report No R264; 2024) in December 2024 with a total capital cost of \$7.8 million, seeking to unlock up to 640 new townhome and apartment units along 74 Avenue and improving servicing potential for 375 additional units along 73 Avenue;
- **Upcoming Investments:** An additional \$5 million of infrastructure investments in Grandview will be presented for Council consideration in early 2025;
- **Affordable Housing Land Investments:** Planned for 2027 to support long-term housing affordability initiatives.

Financial Update

The City submitted its first-year progress report to CMHC in December 2024. On January 27, 2025, the City received its second HAF installment of \$23.9 million, bringing the total received to 50% of the \$95.6 million allocation. Table 3 below titled HAF Progress Payments, provides an overview of timing and requirements for the HAF.

Table 3: HAF Progress Payments

Progress Payment	Status	Amount	Requirements
Initial Payment	Received	\$23.9M	Execution of the HAF Grant Agreement
Second Payment	Received	\$23.9M	Submission of a progress report and fulfilment of commitments in the HAF Action Plan (Dec 2023–Dec 2024)
Third Payment	Anticipated early 2026	\$23.9M	Submission of a progress report and fulfilment of commitments in the HAF Action Plan (Dec 2024–Dec 2025)
Fourth Payment	Anticipated early 2027	\$23.9M	Achievement of the goal of 12,850 issued housing units (Dec 2023–Dec 2026)

In Year one, the City spent \$8.9 million on Action Plan initiatives, including development incentives, incremental staffing, and consulting support. Budgetary savings from Year one will fund Year two initiatives and infrastructure investments, ensuring all HAF activities remain grant-funded.

Next Steps

The HAF team continues to advance the Action Plan, Spending Plan and building permit issuance to meet housing growth targets.

If approved by CMHC, staff will initiate the new HAF Initiative to Modernize NCPs with market-responsive densities and explore form-based zoning.

With a federal election scheduled for 2025, staff are monitoring the political landscape and developing strategies to ensure continued progress on development approval process improvements.

Council will receive semi-annual HAF progress reports, with the next update anticipated in Q3 2025.

CONCLUSION

After one year, the HAF program is progressing on schedule, delivering significant improvements to the development approval process. Given the pace of process enhancements and the record number of building permits issued in 2024, the City is well positioned to meet its commitments and Housing Growth Targets.



Ron Gill, MA, MCIP, RPP
General Manager, Planning & Development



Joey Brar, MBA, CPHR
General Manager, Corporate Services



Scott Neuman, P.Eng.
General Manager, Engineering



Kam Grewal, CPA, CMA
Chief Financial Officer/General Manager, Finance

Appendix "T": HAF First Year Action Plan Update: Initiatives and Milestones

<https://www.cityofcharlotte.com/files/government/departmental/documents/library/corporate-services/provisional-housing-targets-report-1-1-july-to-december-2024/corporate-services-provisional-housing-targets-report-1-1-july-to-december-2024.docx>

Appendix available upon request.

Housing Accelerator Fund

2nd Year Action Plan update, for the Period: December 4, 2023, to December 3, 2025.

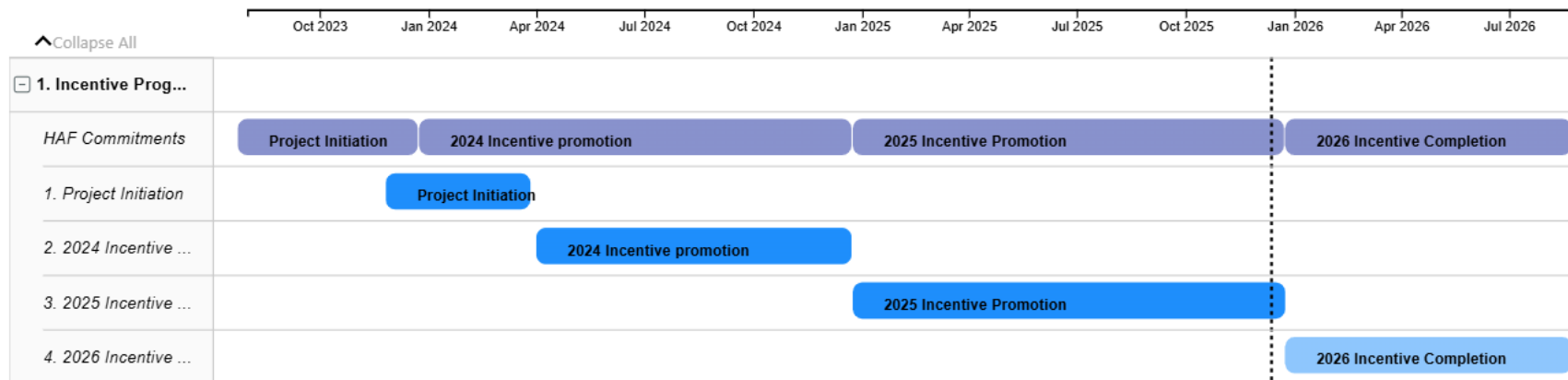
Initiatives and Milestones Progress Report

Initiatives

1. Incentive Program for Rapid Transit Development and Affordable Housing	3
2. Expand the Permitting Timeline Program	6
3. Increase the use of Professional Reliance in the Permit Approval Process	9
4. Leverage Digital Permitting, including the use of Artificial Intelligence	12
5. Increase the supply of Multi-Unit Housing near Transit	16
6. Support the Creation of Missing Middle Housing	19
7. Increase Below Market Affordable Housing Supply	21
8. Review and Increase Staff Capacity	25
9. Modernize Neighbourhood Concept Plan Land Use Designations	26

1. Incentive Program for Rapid Transit Development and Affordable Housing

Plan Legend ● Actual Delivery ● HAF Commitments



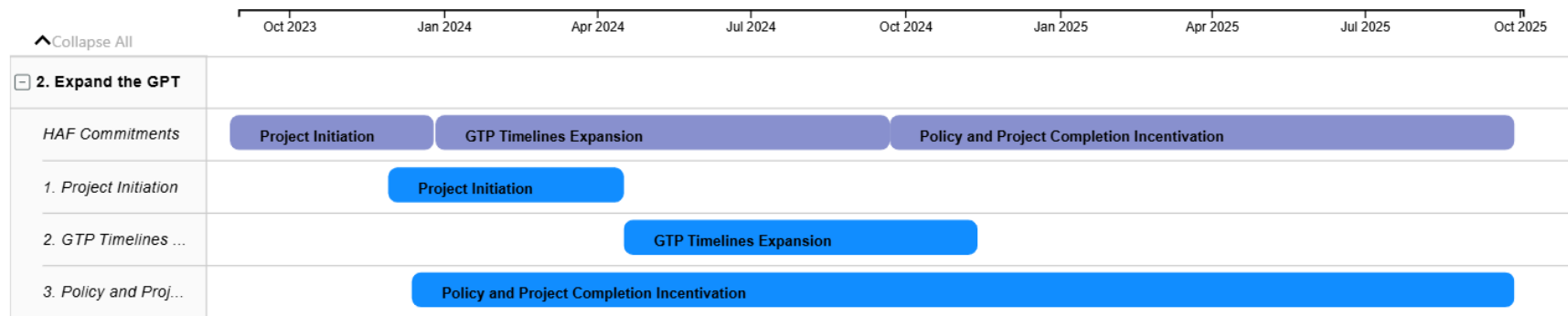
Milestone Name	Planned	Actual
Project Initiation (Completed)	<p>Incentives scope Rapid Transit Development Incentives Program, and the Affordable Housing Development Incentives Program have been defined and approved (e.g. form factors, eligibility deadlines, minimum value of construction, and eligible locations).</p> <p>The City has initiated the program communication/promotion of the program.</p>	<p>Council approved two incentive programs on April 8, 2024, targeting developments near Rapid Transit and Non-Market Rental housing (Corporate Report R067; 2024).</p> <p>The Incentive Program was communicated to stakeholders via letters, Development Advisory Committee presentations, and the Housing Accelerator Fund website.</p>

2024 Incentive promotion (Completed)	The City continued to promote the Program, and eligible projects are identified and monitored to ensure forward progress. When building permits are issued, financial incentives are provided to applicants.	The City continued to promote the Program, identifying and monitoring eligible projects to ensure progress. Financial incentives are provided to applicants when building permits are issued In 2024, 19 Building Permits accounting for 2,562 net new units incentivized through the two incentive programs in 2024. Rapid Transit \$2,583,803.41 in application fees rebated under rapid transit development incentive; 17 building permit applications incentivized Non-Market Rental Housing \$3,703,570.53 in Development Cost Charge fees exempted and \$118,915.95 in application fees rebated; 2 building permit applications incentivized
2025 Incentive Promotion (Completed)	The City continued to promote the Program, and eligible projects are identified and monitored to ensure forward progress. When building permits are issued, financial incentives are provided to applicants.	The City continued to promote the Development Incentive Program, identifying and monitoring eligible projects to ensure progress. Financial incentives are provided to applicants when building permits are issued. In 2025, 16 building permits accounting for 1,921 net new units incentivized through the two incentive programs. Rapid Transit \$1,949,998.34 in application fees rebated under rapid transit development incentive; 15 building permit applications incentivized,

		<p>Non-Market Rental Housing In 2025, the City incentivized 60 units through one project with \$686,430.79 of DCCs and CACs exempted and \$173,081.18 permit fees rebated.</p>
<p>2026 Incentive Completion (On Schedule)</p>	<p>In the final year of the program, the City continues to work with monitor eligible projects and working with applicants to meet the building issuance deadline. Eligible building permits are issued their financial incentives. The City performs a final reporting of all eligible projects.</p>	<p>Starting in January 2026</p>

2. Expand the Permitting Timeline Program

Plan Legend ● Actual Delivery ● HAF Commitments



Milestone Name	Planned	Actual
Project Initiation (Completed)	Project team has been identified and project activities are being initiated.	Project leads have been confirmed, and workplan activities were initiated in early 2024

GTP Timelines
Expansion
(Completed)

New permit timelines have been established for major development types, including townhouses, low rise, high rise and rezoning.

Permitting performance measures have been identified and reports are available.

Application priority has been reviewed and adopted.

Corporate Report 2024-R234 introduced Development and Permit Approvals Targets, aiming for a minimum reduction of 30% of permit timelines for all major development types. The timelines have been expanded to include additional development types such as townhouses, low rise, high rise, and rezoning.

Analysis of the Timelines, with a focus on the overall applicant experience, is available through Power BI reports.

Application review priority is being addressed through designated plan review teams, focused around project types, including a team dedicated to Public Interest projects.

Policy and Project Completion Incentivation (Completed)

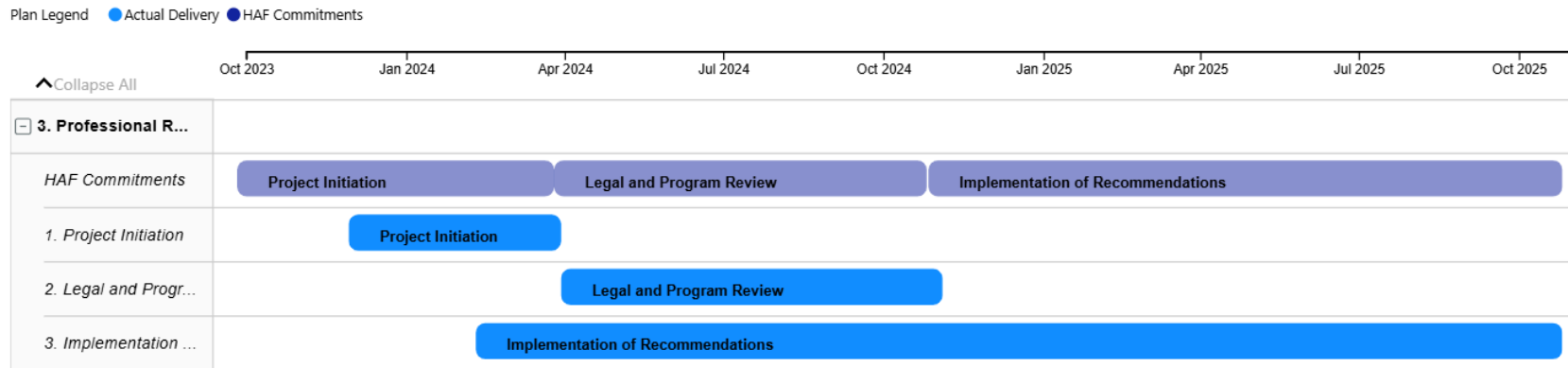
Policies to promote project completion and discourage unit vacancy, and idle land have been identified and being implemented.

Common application deficiencies are identified and supporting documentation is available to support applicants and staff.

In 2024, Policies to streamline the approval process delivered ahead of schedule, including: Stormwater Drainage Policy updates (Corporate Report 2024-R128), Early permit application submissions for Single Family Dwellings (Corporate Report 2024-R150), New HousePlex DP process (Corporate Report R198;2024), Streamlined Advisory Design Panel process (Corporate Report R214;2023), New Development Planning Solutions Manager role filled; Updates to Arborist Report Template; clarified Land Development Submission requirements and standards.

In 2025, several policies were updates to streamline development and support applicants with submitting more compliant applications, including: Streamlined tenant improvement approvals, with a 1-week minor TI review target ([R036;2025](#)), introduced simplified application fees for building permits ([R154;2025](#)), streamlined the Pre-Application process for Development ([R118;2025](#)), additional improvements to Houseplex approvals (CR 2025;221), new urban design review process ([R152;2025](#)), added development application submission deadlines for Council to support timely processing, efficient staff reviews, and clear timelines for Council consideration ([R156;2025](#)), introduced Suites in Townhouse zones ([R094;2025](#)), introduced zoning amendments for off-street parking requirements for industrial parking, self-storage parking and eating establishments parking ([R224;2025](#)), and Development Approval Process Improvement Taskforce focus on small-scale residential housing ([R149;2025](#)).

3. Increase the use of Professional Reliance in the Permit Approval Process



Milestone Name	Planned	Actual
Project Initiation (Completed)	<p>Project team has been formed and is working with stakeholders to review and establish a legal and program framework for the professional reliance model.</p> <p>Work has begun on developing a performance monitoring model for Plumbing.</p>	<p>Project leads have been confirmed, and workplan activities have been initiated.</p> <p>Development of the plumbing performance monitoring program was initiated</p>

Legal and Program
Review
(Completed)

The Certified Professional Program review has been initiated and recommendations are being implemented.

The plumbing performance monitoring data model is completed, and work is starting on the Building Performance Monitoring Program.

Certified Professional Program Review
Certified Professional Review Analysis &
Recommendations Report complete. Report
signed off by management on November 9, 2024

Plumbing Performance Monitoring
The plumbing performance monitoring data model is completed. It provides insights on key performance metrics to support proactive services to plumbing contractors, including: Number of Inspections, Inspection Pass Rate and Inspection Deferral Rates.

Building Contractor Performance Monitoring
Work has been initiated to develop a Building Contractor Monitoring model, leveraging the learnings from the Plumbing Performance Monitoring model.

Implementation of Recommendations (Completed)

The Certified Professional Program review and implementation is completed.

Additional professional reliance opportunities in Planning have been identified and implemented in Planning, including greater reliance on Qualified Environmental Professionals, and Geotechnical Reviews.

Certified Professional Program Review
The City held a CP Program Relaunch Session in May 22nd 2025 to inform professionals working in Surrey of the streamlined procedures, outlined in [\(R157;2025\)](#)

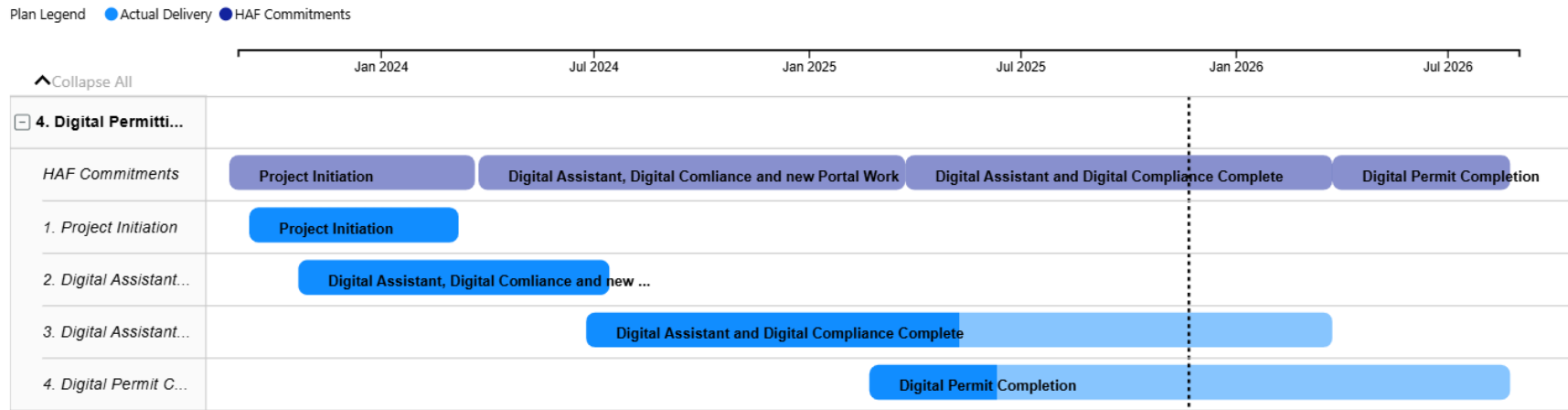
Since the CP Program relaunch, the City has received 7 new CP applications, and is advancing these projects under the streamlined program.

Additional Professional Reliance Opportunities
In April 2025, through [R081;2025](#), Council endorsed the use of professional reliance for QEP to streamline the classification of a watercourse and its riparian setbacks according to PGA legislation.

In July 2025, Racking Building Permits applications began leveraging professional reliance, as outlined in [R154;2025](#).

Steep Slope Hazard Land: On October 20, 2025, Council endorsed changes to geotechnical reviews for Steep Slope Hazard Land Development Permits as outlined in [R222;2025](#).

4. Leverage Digital Permitting, including the use of Artificial Intelligence



Milestone Name	Planned	Actual
Project Initiation (Completed)	Work has been initiated on the Digital Compliance and Digital Inquiry Assistant through Call for Innovations and product evaluation has started.	The project kick-off meeting for the Digital Compliance project was held on December 12, 2023.
	Digital Permitting work has been initiated for Multi-Family Permits and Planning permits.	The Digital Inquiry Assistant implementation project was kicked-off in January 2024.
		Multi-Family digital permitting was initiated in September 2023 with a digital plan review feasibility.

Digital Assistant, Digital Compliance and new Portal Work (Completed)

Implementation strategies for Digital Compliance and Digital Assistant have been identified and work is underway to implement these new abilities.

The Digital Assistant is available to support development inquiries on single family lots.

Digital Permitting for Single Family Building Permits, Trade Permits and Engineering Building Permits is being initiated.

Digital Assistant

The Development Inquiry Assistant (DIA) was launched in April 2024, providing 24/7 support for clients inquiring about permitting requirements, with a focus on Single Family Building Permits and Tenant Improvement Building Permits. Future work is in development to augment the Digital Assistant's capabilities, including how to address the Provincial Legislation changes and multi-lingual support.

Digital Compliance

The Digital Compliance tool was awarded to Archistar for implementation on June 24, 2024, through CR24-R117, providing a clear pathway to support applicants with submitting a complete and accurate application, focusing on common deficiencies impacting the approval timelines.

Digital Permit Portal

The City of Surrey Citizen Portal Program was established with three implementation teams developing incremental online permitting functionality. Single Family online Building Permits work was initiated on December 4th, 2023. Trade Permits online permitting, with a focus on electrical online inspection requests was initiated on March 4th, 2024. Engineering online permitting, focusing on Road Right of Ways permits and Traffic Obstruction permits was initiated on July 22, 2024.

Digital Assistant and
Digital Compliance
Complete
(On Schedule)

Implementation of the Digital Compliance and
Digital Assistant is completed.

Work continues on the permit portal with increased
functionality available for applicants.

Digital Inquiry Assistant

The Development Inquiry Assistant was launched on
December 17 2024, as outlined on Corporate Report
R257;2024, including multi-lingual support,
streamline content updates from the website and
improved support for subdivision questions. Since
the launch additional improvements have been
implemented to improve user experience. To date,
DIA helped answer over 3460 questions, with a
confidence rate of 94%.

Digital Compliance

Digital zoning compliance implementation kick off
meeting was held in October 2024. This AI Zoning
Compliance system is currently being piloted by
home designers, streamlining pre-application
designs for common zoning deficiencies, reducing
wait time and improving the quality of submission.
Additional improvements are in the works, with a full
public release planned in early 2026.

Digital Permitting

Digital permitting activities continue, with
incremental deliveries, including:

Residential and Multi-Family Building Permits
development continues following the initial release
in 2024. In Summer 2025, Minor TI functionality was
released. The development team is currently
focusing on streamlining the reviews and referrals,
communication of deficiencies, and anticipating a
functionality launch in early 2026.

Development Planning online permitting was initial release in March 2025 and Pre-Application development permits launched in summer 2025. Functionality releases are planned in the coming months to improve the communication of staff comments on applications.

Trade permits, including plumbing and electrical have seen functionality improvements in April 2025 and final functional development to be launched in early 2026.

Engineering Portal releases are planned for the first half of 2026 that will allow applicants to manage their City Right of Way and Traffic Obstruction Permits online, giving them the ability to view their permit status, upload supporting documents and revisions, make fee payments, request inspections, and download deficiency reports as well as the issued permit. We expect to release the ability to apply for these permits online in the mid-2026.

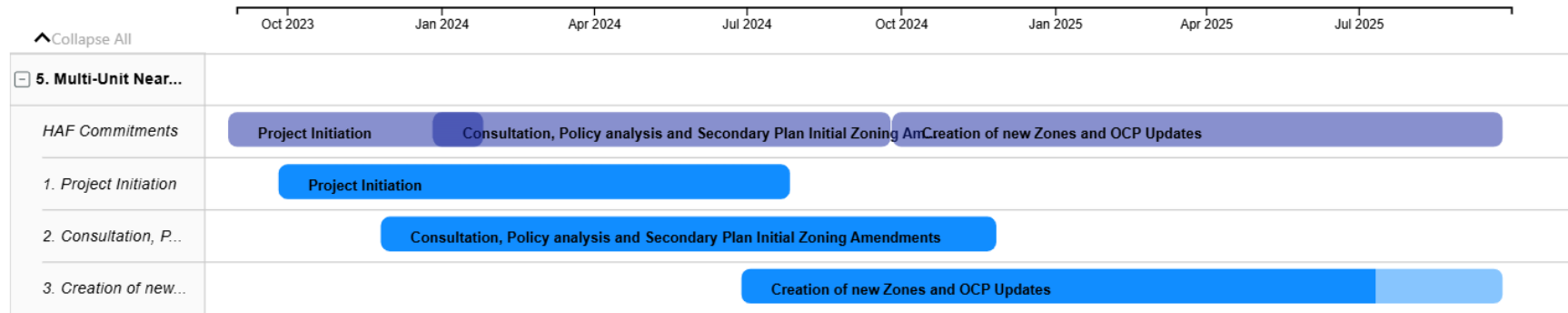
Digital Permit Completion (On Schedule)

Digital Permitting activities in Multi/Commercial Building Permits, Planning Permits, Single Family Building Permits, Trade Permits and Engineering Permits are completed, providing digital permitting capabilities for applicants.

Development of online permitting functionality is in active development and should be complete mid-2026.

5. Increase the supply of Multi-Unit Housing near Transit

Plan Legend ● Actual Delivery ● HAF Commitments



Milestone Name	Planned	Actual
Project Initiation (Completed)	complete RFP - hiring process underway for consultant work - project charter and project plan established - project working group and cross departmental team set up	<p>Dialogue Planning and Design was hired in October 2023 as a public engagement consultant for the OCP update process.</p> <p>Modus Planning Design and Engagement was hired in August 2024 as a policy consultant for the OCP update</p> <p>Coriolis Consulting Corp. was hired in April 2024 to complete an analysis of market rental and affordable rental housing requirements on the financial impact on new multi-family development projects in Transit Oriented Areas.</p>
Consultation, Policy analysis and Secondary Plan Initial Zoning	Community and Stakeholder consultation - Reduce zoning bylaw parking requirements for rental near rapid transit - Update King	Corporate Report R089; 2024, revised off-street parking requirements for Transit Oriented Areas.

Amendments (Completed)	George Corridor and South Newton Plan designations	CR246; 2024, with updates to the King George Corridor/South Newton Plan, was received by Council on December 2, 2024.
Creation of new Zones and OCP Updates (Behind Schedule)	draft new 6-storey, mid rise and high rise mixed use zones - update OCP to include transit corridor designations to remove OCP amendments and allow projects to proceed without needing to undertake NCP process - investigate use of rental incentive in rapid transit corridor land use plans - CAC deferral option for City Centre, high-density, large-scale projects, that include a rental component; - Review specific office designation locations to allow rental residential use - Investigate the use of pre-approved plans for 6-storey	<p>Low/Mid/High Rise Mixed-Use Zones New Low/Mid/High Rise Mixed-Use Zones were drafted and shared with CMHC in September 2025. The new draft zones will be considered by Council in tandem with OCP and ACC By-law adoption in early 2026.</p> <p>City Centre Office Policy Update: Corporate Report R247; 2024 (Dec 2, 2024) reviewed City Centre Office Policy and proposed office/employment requirements.</p> <p>Density Bonus CAC Deferrals: Corporate Report R247; 2024 (Dec 2, 2024) proposed deferral options for City Centre Density Bonus CACs to be implemented in early 2026, with the ACC bylaw.</p> <p>Pre-Approved 6-Storey Rental Zoning: Corporate Report R201;2025 summarized Metro Vancouver pre-approved rental design, its zoning considerations and Surrey’s approach to accepting these designs.</p> <p>Rental Incentives in Transit Areas: In 2024, introduced waiving DCCs for non-</p>

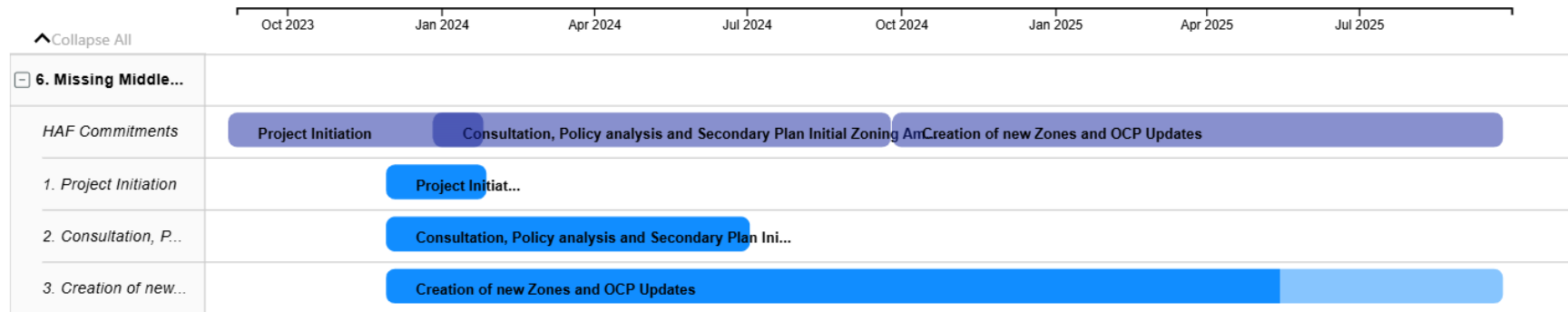
market rental housing operated by a non-profit housing provider.

Developed 'as of right' zoning for below market affordable and supportive housing units in TOA - Tier 3 and 5 areas.

Proposed ACC Bylaw has been drafted to include an exemption for not-for-profit rental, for-profit affordable rental, or rental housing subject to Housing Agreement, from ACC fees. The updated Density Bonus Zoning Bylaw Schedule G (associated with the ACC conversion) will also have an exemption for Amenity Conditions for purpose-built Rental. ACC Bylaw is expected for Council consideration in early 2026.

6. Support the Creation of Missing Middle Housing

Plan Legend ● Actual Delivery ● HAF Commitments



Milestone Name	Planned	Actual
Project Initiation (Completed)	complete RFP - hiring process underway for consultant work - project charter and project plan established - project working group set up	Siemens Home Design was hired in February 2024 to model and design small-scale multi-unit housing configurations (duplexes, houseplexes, suites, etc) on typical urban lots within Surrey, with and without lane access.
Consultation, Policy analysis and Secondary Plan Initial Zoning Amendments (Completed)	BMP research on Coach House, Garden Apartments - determine criteria and suitable locations for multi-unit on one lot - Community and Stakeholder consultation - Conversion of single family CD zones to permit secondary suites - Introduce draft bylaw for "as of right" ADU for specific existing single family zones (eg.RA, RH)	Coach House, Garden Apartments, conversion of single-family zones, as-of-right ADUs, and multi-unit on one lot were included in SSMUH (Corporate Report R109). Community and Stakeholder consultation was completed in Spring 2024.

Creation of new Zones and OCP Updates
(Behind Schedule)

Draft new missing middle zones for triplex, quadplex - draft new townhouse zones (25 upa and stacked) - update OCP to integrate infill intensification and 15-minute neighbourhoods policy - Investigate the use of pre-approved plans for ADUs and Missing Middle units (coach house, manor house)

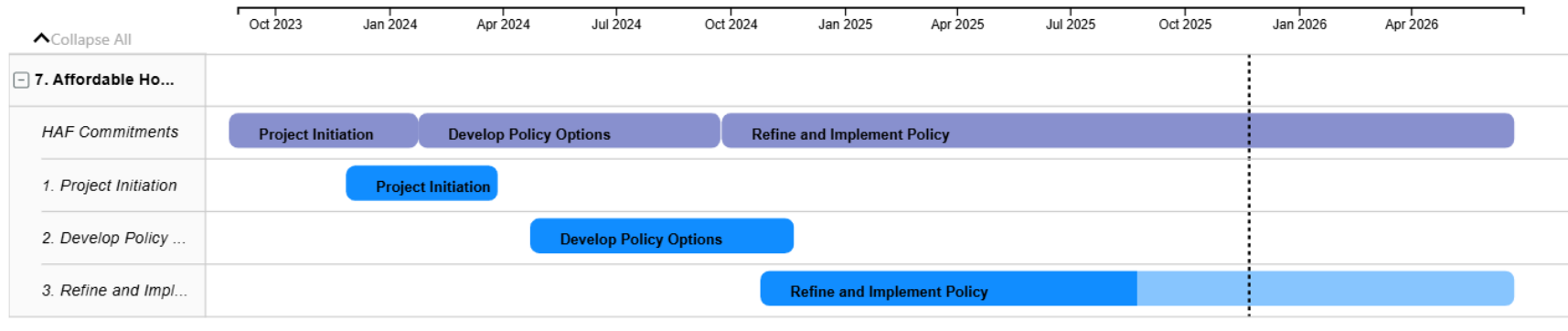
New Missing Middle Zones Houseplex (Triplex and Quadplex Zones) were included in SSMUH (Corporate Report R109;2024). New 25 upa Townhouse and Stacked Townhouse zones have been drafted and were shared with CMHC in September 2025. The new zones will be considered by Council in tandem with OCP and ACC By-law adoption in 2026.

Standardized-Designs for ADUs and Missing Middle
Corporate Report R201;2025 summarized CMHC, Province of BC standardized design catalogues for SSMUH and Surrey's approach to accepting these designs, including the Backyard Housing Initiative for prefabricated ADUs.

OCP Update
In 2024 and 2025, Surrey actively worked to update the OCP to integrate infill intensification and 15-minute neighbourhoods policy. This includes the inclusion of Small-Scale Multi-Unit Housing and Transit Orientated Areas, aligning with the Provincial requirements.

7. Increase Below Market Affordable Housing Supply

Plan Legend ● Actual Delivery ● HAF Commitments



Milestone Name	Planned	Actual
Project Initiation (Completed)	Project team formation - Hire new staff - Develop project charter and project plan - Engage with BC Housing	The project team has been identified and developed the project plan and performed stakeholder engagement, including BC Housing/.

Develop Policy Options
(Completed)

Develop RFP and Hire consultant - Identify and refine options to expedite approval process - Explore 'as of right' zoning for below market affordable and supportive housing units that are OCP compliant; - Review waiving DCCs for non-market rental housing operated by a non-profit housing provider. - Updated Housing Needs Report with 2021 Census

Develop RFP and Hire consultant
Coriolis hired April 2024 to complete preliminary financial feasibility analysis for inclusionary zoning. Urban Matters hired April 1, 2024 to update the Housing Needs Report with 2021 census data.

Identify and refine options to expedite approval process
The Building Division has established a “Public Interests Team” which will process and facilitate the approval of Building Permits for public interest projects, including social and affordable housing projects. An engagement session with BC Housing was held September 27, 2024 to identify opportunities to expedite the approval process.

Explore 'as of right' zoning for below market affordable and supportive housing units that are OCP compliant
Background research conducted. Policy framework options have been developed and approved by management.

Review waiving DCCs for non-market rental housing operated by a non-profit housing provider
The DCC Bylaw was updated to exempt affordable housing (Corporate Report R067) and came into effect on May 15, 2024.

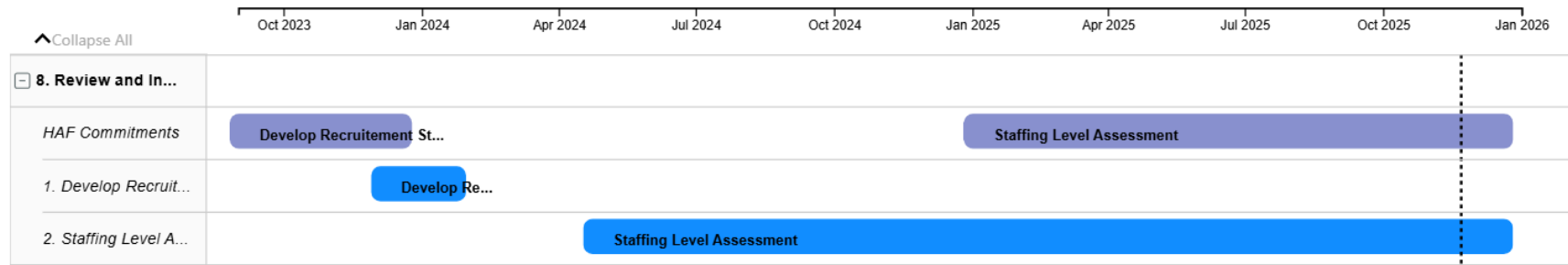
Funding provided to Surrey Urban Indigenous Leadership Committee (SUILC) to develop SUILC housing action plan and an Indigenous Housing Needs in Surrey Quick Fact Sheet.

Updated Housing Needs Report with 2021 Census
The Housing Needs Report was updated with 2021
census data.

Refine and Implement Policy (On schedule)	Draft policies for Inclusionary Housing and Rental Replacement - Draft policies from financial feasibility study, including AH CAC rate	<p>A new Rental Replacement Policy and Rental Protection Bylaw were approved by Council on October 20, 2025 through Corporate Report R193;2025.</p> <p>Final approval for as-of-right zoning for below market affordable and supportive housing units was granted by Council on October 20, 2025 through Corporate Report R198;2025.</p> <p>Work has been initiated to develop policies related to inclusionary zoning and to be delivered mid-2026, with the transition from CAC to ACC.</p> <p>Work has been initiated to determine an appropriate density bonus amenity for affordable housing and should be delivered mid-2026, with the transition from CAC to ACC.</p>
--	---	--

8. Review and Increase Staff Capacity

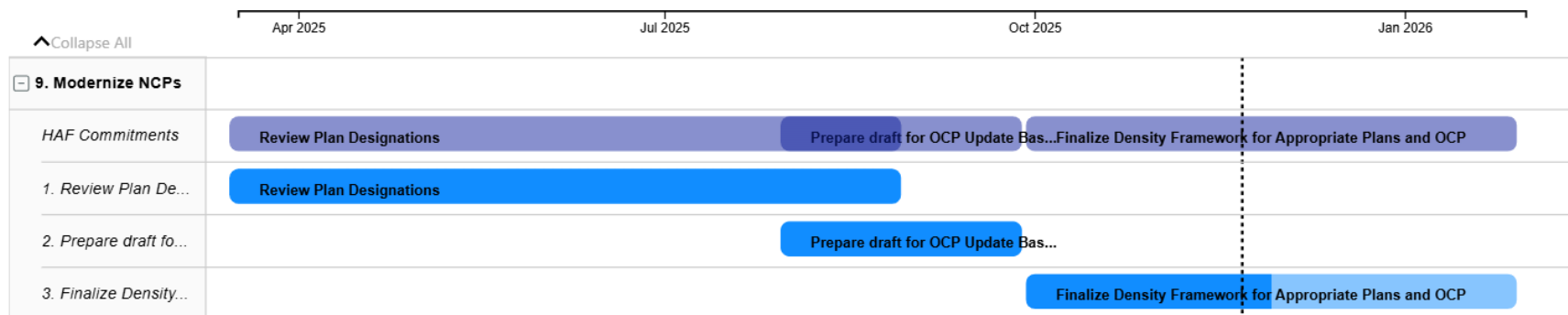
Plan Legend ● Actual Delivery ● HAF Commitments



Milestone Name	Planned	Actual
Develop Recruitment Strategy (Completed)	Recruitment strategy has been developed, including how to address new resources through additional office space or flexible work program. Recruitment of critical resources is underway, including hiring resources, program coordination and purchasing resources.	The Housing Accelerator Steering Committee has approved the Recruitment strategy to secure 20 resources to undertake the Housing Accelerator Action Plan. Workspace strategy has been established, leveraging working from home opportunities and initiating the renovation of existing City space to house new staff.
Staffing Level Assessment (Completed)	Contractor to perform a staffing level assessment a. Assess the complement and workload, across the functions supporting the approval process, seeking align teams around strategic priorities and reducing time needed to resolution on application deficiencies b. Review competencies and increase role clarity c. Evaluate performance metrics and identify areas for improvements	The Development Planning and Building divisions completed planned staff restructuring and staffing level assessment efforts to provide a staffing level assessment review, providing an updated structure, refined roles, and accountability structure to better support the processing applications. New staff resources have been added, including Solution Managers, Permit Approval Representatives, and new auxiliary staff to augment the core review teams, and new permanent staffing resources have been requested for consideration in the 2026 budget.

9. Modernize Neighbourhood Concept Plan Land Use Designations

Plan Legend ● Actual Delivery ● HAF Commitments



Milestone Name	Planned	Actual
Review Plan Designations (Completed)	Review and inventory total units within the approved plan areas. Hire consultant to review land use designations and review Designations for OCP alignment.	Modus Planning, Design, and Engagement was hired. They conducted an audit of 46 active NCPs for build out and policy review to assess alignment with new draft OCP designations.
Prepare draft for OCP Update Based on Review Findings (Completed)	Prepare draft updated Plan densities and if appropriate update to form based designations. Prepare draft Zoning Bylaw updates to permit secondary suites within townhouses in frequent bus stop areas including reduction of parking requirements.	Consultant NCP assessment indicates that 28 NCPs are suitable for recension and for 11 existing NCPs and 7 in-process NCPs, additional work will be conducted to determine appropriate land use updates to align with the impending OCP.
Finalize Density Framework for Appropriate Plans and OCP (On Schedule)	Update land use designations based on review Adopt Zoning Bylaw updates to permit secondary suites 'as of right' in townhouses	A Corporate Report rescinding and updating NCPs is expected in early 2026, after the 3 rd reading of the OCP Bylaw, Zoning Bylaw, and ACC framework.

within frequent bus stop areas including
reduction of parking requirements.
