

# HAF Agreement and Action Plan Summary Surrey, British Columbia

## Summary of Agreement Targets and Funding

*Status as of January 20, 2025*

<b>Overall Permitted Unit Targets (3 years)</b>	<b>12,850</b>
Units expected without HAF (baseline)	<b>10,050</b>
Units incented by HAF (HAF-incented)	<b>2,800</b>
Municipality's 10-year unit projection	<b>16,500</b>

<b>Permitted Unit Targets with Breakdown</b>	<b>Total Target</b>	<b>Year 1 Forecast</b>	<b>Year 1 Progress</b>
Housing Supply Growth Target	<b>12,850</b>	<b>3,855</b>	<b>6,028</b>
<ul style="list-style-type: none"> <li>• Multi-Unit housing units in close proximity to rapid transit</li> </ul>	7,250	<i>Note: there are no annual forecasts for different unit types.</i>	3,891
<ul style="list-style-type: none"> <li>• Missing middle housing units</li> </ul>	1,700		836
<ul style="list-style-type: none"> <li>• Other multi-unit housing units</li> </ul>	3,350		1,235
Affordable Housing Units	450		180

### HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$95,641,500
Annual advance amount	\$23,910,375

CMHC has reviewed the City of Surrey's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

## Summary of Initiatives and Milestones

### Initiative 1: Incentive Program for Rapid Transit Development and Affordable Housing

Providing financial incentives to create more housing near rapid transit and deliver new affordable housing.

- Fee incentives (e.g. discounts on rezoning, engineering site servicing and building permits) will be offered for high-density projects near SkyTrain stations and targeted RapidBus corridors.
- A new affordable housing incentive will offer fee and development cost charge rebates for below-market affordable housing anywhere in the city.

Initiative	Due Date	Status
<b>Incentive Program for Rapid Transit Development and Affordable Housing</b>	<b>2026-08-31</b>	<b>On track</b>
Milestones	Due Date	Status
Project Initiation	2023-12-31	Completed
2024 Incentive Promotion	2024-12-31	Completed
2025 Incentive Promotion	2025-12-31	Not Started
2026 Incentive Promotion	2026-08-31	Not Started

### Initiative 2: Expand the Guaranteed Permitting Timelines Program

Introducing faster and transparent timelines for development applications.

- An existing program for single-family homes will be expanded to guarantee timelines for most permit types, e.g. plumbing, electrical, renovation/addition, townhouses, low-rise, high-rise, re-zoning.
- Performance measures will track application progress and increase transparency, and the City will provide additional guidance to developers on common application deficiencies.
- New policies will promote faster completion of projects and discourage unit vacancy and idle land.

Initiative	Due Date	Status
<b>Expand the guaranteed permitting timeliness program</b>	<b>2025-09-26</b>	<b>On track</b>
Milestones	Due Date	Status
Project Initiation	2023-12-30	Completed
GTP Timelines Expansion	2024-09-27	Completed
Policy and Project Completion Incentive	2025-10-03	On Track

### Initiative 3: Increase the use of Professional Reliance in the Permit Approval Process

Speeding up approvals by increasing the role of certified professionals (architects and engineers) in the development process.

- A review and update to the current Certified Professional program will seek to delegate some decision-making authority to qualified professionals, reducing the need for reviews by City staff.
- These measures will help advance large and complex projects, increase staff capacity to process applications and lower costs.

Initiative	Due Date	Status
<b>Increase the use of Professional Reliance in the Permit Approval Process</b>	<b>2025-10-01</b>	<b>On track</b>
Milestones	Due Date	Status
Project Initiation	2024-03-31	Completed
Legal and Program Review	2024-10-31	Completed
Implementation of Recommendations	2025-10-31	On Track

### Initiative 4: Leverage Digital Permitting, including the use of Artificial Intelligence (AI)

Moving to online permitting for all development applications and leveraging AI for better quality submissions and faster approvals.

- Digital permitting capabilities will be expanded to all permit types.
- New AI-powered assistant and compliance systems will help applicants understand development requirements, reduce resubmissions by addressing common deficiencies and improve review times.

Initiative	Due Date	Status
<b>Leverage Digital Permitting, including the use of Artificial Intelligence</b>	<b>2026-08-28</b>	<b>On track</b>
Milestones	Due Date	Status
Project Initiation	2024-03-29	Completed
Advancement of digital assistant, digital compliance and initiation of new portal work	2025-04-01	Completed
Digital Assistant and Digital Compliance Completed	2026-04-01	On Track
Digital Permit Portal Completion	2026-08-31	Not Started

**Initiative 5: Increase the Supply of Multi-Unit Housing Near Transit**

Updating regulations and policies to encourage development of multi-family apartments, including rentals, close to transit.

- Zoning bylaw changes will expedite greater density near transit, through creation of a new zone for 6-storey residential buildings and new zones for mid-rise and high-rise mixed-use developments.
- A simplified planning process and reduced parking requirements will apply to new developments near transit.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Increase the supply of Multi-Unit Housing near Transit</b>	<b>2025-08-31</b>	<b>On track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Project Initiation	2024-01-31	Completed
Consultation, Policy Analysis and Secondary Plan Initial Zoning Amendments	2024-09-30	Completed
Creation of New Zones and OCP Updates	2025-09-30	On Track

**Initiative 6: Support Creation of Missing Middle Housing**

As-of-right zoning changes to facilitate missing middle housing and gentle densification in all existing and new neighbourhoods.

- Planning updates will allow additional dwelling units such as triplexes, quadplexes, accessory dwelling units (ADUs) and other forms of missing middle housing in areas currently restricted to single family housing.
- The rezoning process for townhomes will be streamlined to accelerate development.
- Pre-approved designs will be introduced for ADUs.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Support Creation of Missing Middle Housing</b>	<b>2025-08-31</b>	<b>On track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Project Initiation	2024-01-31	Completed
Consultation, Policy Analysis and Initial Zoning Amendments	2024-09-30	Completed
Creation of New Zones and OCP Updates	2025-09-30	On Track

## Initiative 7: Increase Below Market Affordable Housing Supply

Removing policy and regulatory barriers to affordable housing.

- The City will explore zoning and fast-tracked approvals for affordable housing delivered by non-profit partners.
- A financial feasibility study will explore how to incentivize the private market to develop below market rental units as part of future developments.
- This initiative will strengthen partnerships with government agencies and non-profit housing providers.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Increase Below Market Affordable Housing Supply</b>	<b>2025-09-30</b>	<b>On track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Project Initiation	2024-01-31	Completed
Develop Policy Options	2024-09-30	Completed
Refine and Implement Policy	2025-09-30	On Track