

NO: R260

COUNCIL DATE: December 16, 2024

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **December 12, 2024**

FROM: **General Manager, Social Infrastructure & Community Investments** FILE: **4815-01**
General Manager, Planning & Development

SUBJECT: **Surrey Housing Data Update – 2024 Interim Housing Needs Report**

RECOMMENDATION

The Social Infrastructure & Community Investments Department and Planning & Development Department recommend that Council:

1. Receive this report for information;
2. Endorse the Surrey Housing Data Update – 2024 Interim Housing Needs Report (the “2024 Interim Report”), attached as Appendix “I”;
3. Authorize staff to forward the 2024 Interim Report to the Province in fulfillment of requirements for a 2024 Interim Housing Needs Report; and
4. Direct staff to notify the Minister of Housing upon approval of the 2024 Interim Report.

INTENT

The purpose of this Corporate Report is to update Council on Surrey’s long-term housing needs and outline actions taken since the approval of the 2022 Housing Needs Report (the “2022 HNR”). This 2024 Interim Report meets the Provincial requirement for completion by January 1, 2025.

BACKGROUND

In April 2019, the Provincial government mandated that local governments produce a Housing Needs Report (“HNR”) by April 2022 and update it every five years. In March 2022, Council adopted the 2022 HNR (Corporate Report No. R053; 2022, Appendix “II”), which was developed through extensive community engagement and data analysis.

In 2023, legislative changes to the Local Government Act required an Interim Report for 2024. This report must include:

- Actions taken since the 2022 HNR to address housing needs;

- Estimated housing needs for the next 5 and 20 years, calculated using the HNR Method; and
- A statement on the need for housing near active transportation and transit infrastructure.

By the end of 2025, the City must also review and update its Official Community Plan (“OCP”) and Zoning Bylaw to accommodate the identified housing needs (Appendix “I”). The full 2025 Housing Needs Report will further update this data, with subsequent reports due every five years.

DISCUSSION

City Actions Since 2022 HNR

The 2024 Interim Report highlights key actions taken to address housing needs, including:

- A Pathway Home: Surrey’s Homelessness Prevention & Response Plan, guiding efforts to end homelessness;
- Partnerships: Collaborations with BC Housing, CMHC, and non-profits, resulting in 728 non-market affordable housing units (2022-2024) and 480 additional units in development;
- Housing Accelerator Funding: Secured CMHC funding and developed an Action Plan with eight initiatives to increase housing supply;
- Development Cost Charges Bylaw: Updated to exempt non-profit housing;
- Zoning Bylaw Revisions: Streamlined development of small-scale, multi-unit housing (“SSMUH”) without rezoning;
- Transit-Oriented Development: Designated 12 Transit-Oriented Areas (“TOAs”) to promote housing near transit hubs; and
- Rental Standards Review: Completed a review of the Surrey Rental Premises Standards of Maintenance Bylaw.

Housing Needs Assessment

The Province’s 2024 HNR Method estimates Surrey will require 169,221 new housing units over the next 20 years. Table 1 below outlines the five- and twenty-year housing needs:

Table 1. Total 5-Year and 20-Year Housing Needs, City of Surrey

	5-Year (2024-2028)	20-Year (2024-2043)
Supply of Units to Reduce Extreme Core Housing Need (addresses extreme core housing need, defined as households [renters and owners with a mortgage] spending 50% or more of their total pre-tax income on housing)	2,633	10,533
Supply of Units to Reduce Homelessness (permanent housing units needed to accommodate individuals currently experiencing homelessness)	1,229	2,458
Supply of Units to Reduce Suppressed Household Formation (addresses those households that were unable to form between 2006 and the present due to a constrained housing environment)	3,212	12,847
Supply of Units to Meet Household Growth Over the Next 5 and 20 Years (additional housing units needed to accommodate the projected population growth from 2024 to 2043)	38,744	114,209
Supply of Units Needed to Meet at Least a 3% Vacancy Rate (surplus rental units needed to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market [3% - 5%])	352	1,408
Supply of Units Needed to Meet Local Demand (additional housing demand within Surrey that exceeds the minimum units needed to adequately house current and projected residents. It includes the number of units required to maintain a "healthy" market demand specific to Surrey)	6,941	27,765
Total Units Needed	53,111	169,221

Source: Housing Assessment Resource Tools, 2024

Note: These figures represent housing needs, not development targets.

Housing Near Transit and Active Transportation

Surrey supports housing within walking/rolling distance of transit and active transportation infrastructure. Recent initiatives include:

- **Densification along rapid bus corridors like King George Boulevard and Scott Road;**
- **Planning complete communities with accessible daily amenities to reduce car dependency;**
- **Aligning affordable housing development with the upcoming SkyTrain extension from City Centre to Langley.**

The City will continue collaborating with regional and provincial transit planners to integrate future housing developments with transit network expansions.

CONCLUSION

This corporate report, including the appended 2024 Interim Report, satisfies the requirement to complete an interim Housing Needs Report by January 1, 2025, outlined in the *Local Government Act*. The information in the 2024 Interim Report will be used to guide future housing policy, including the required review and update of the OCP and Surrey Zoning Bylaw.

Terry Waterhouse
General Manager
Social Infrastructure & Community Investments

Ron Gill
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Appendix "I" – Surrey Housing Data Update – 2024 Interim Housing Needs Report
Appendix "II" – Corporate Report No. R053; 2022

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SURREY HOUSING DATA UPDATE – 2024 INTERIM HOUSING NEEDS REPORT

1. Introduction

In 2023, the Province of BC announced changes to the Local Government Act requiring municipalities to prepare Interim Housing Needs Reports (HNRs), which must include the following:

- The number of housing units required to meet current and anticipated need for the next five and 20 years, as calculated using the HNR Method provided in the [Regulation](#);
- A statement about the need for housing near transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation; and
- A description of the actions taken by the local government, since receiving the most recent HNR, to reduce housing needs.

The Surrey Housing Data Update – 2024 Interim Housing Needs Report (the 2024 Interim Report) fulfills the requirements for an Interim HNR. By the end of 2025, the City of Surrey is also required to review and update its Official Community Plan (OCP) and Zoning Bylaw to ensure there is enough capacity to accommodate the housing need identified in this 2024 Interim Report.

The City of Surrey is also preparing a full HNR report that will be available in 2025. It will update the data that was included in the City of Surrey’s 2022 HNR. After that, the next full HNR will need to be completed by December 31, 2028, and every five years thereafter.

This 2024 Interim Report is divided into four sections:

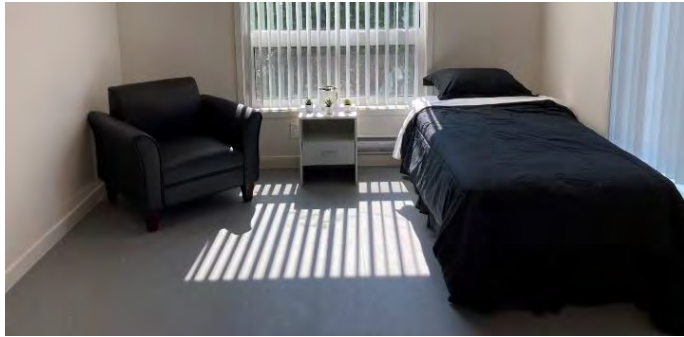
- **City Action to Date** – This section outlines the actions taken by Surrey, since receiving the 2022 HNR, to reduce housing needs;
- **Housing Needs: 2024-2043** – This section outlines the number of housing units required to meet current and anticipated need for the next five and 20 years, as calculated using the HNR Method provided in the Regulation;
- **Key Areas of Local Need** – This section highlights Surrey’s statement about the need for housing near transportation infrastructure that supports walking, bicycling, public transit, and other alternative forms of transportation; and
- **Moving Forward** – This section outlines how the City intends to continue its efforts to address the housing needs identified in the 2022 HNR and this 2024 Interim Report;



2. Actions: 2022-2024

The City of Surrey has taken the following actions since the 2022 Housing Needs Report:

- 1 Developed *A Pathway Home: City of Surrey Homelessness Prevention & Response Plan* (HPRP) which provides a framework for achieving the City's vision for a functional end to homelessness in Surrey. The HPRP concentrates on non-market housing solutions - emergency shelters, supportive housing, transitional housing, and independent living – to ensure diverse housing options are available for people experiencing or at-risk of homelessness. The HPRP is comprised of seven goals and includes 60 short-, medium-, long-term, and ongoing actions that will be implemented through policy, process, partnership, and support.



- 2 Worked in partnership with BC Housing, the Canadian Mortgage and Housing Commission (CMHC), and non-profit housing providers to deliver 728 units of non-market affordable housing between 2022 and 2024:
 - a. Supportive housing units and shelter beds: 433
 - b. Non-profit affordable rental housing units: 191
 - c. Indigenous affordable rental housing units: 104

An additional 480 units are in various stages of development:

- a. Supportive housing units: 60
- b. Non-profit affordable rental housing or co-op units: 245
- c. Indigenous affordable rental housing units: 175



3 Successfully applied for and received CMHC Housing Accelerator Funding and developed an Action Plan which includes the following eight initiatives intended to increase Surrey's housing supply in both the short-term and long-term:

- a. Creation of incentives programs for rapid transit and non-market rental housing development;
- b. Expand the Guaranteed Permitting Timelines Program;
- c. Increase the use of professional reliance;
- d. Leverage digital permitting;
- e. Increase the supply of multi-unit housing near transit;
- f. Support the creation of missing middle housing;
- g. Increase the supply of below-market affordable housing; and
- h. Increase staffing capacity.

4 Updated the DCC Bylaw to include exemptions for non-profit housing.

5 In July 2024, the City adopted changes to its zoning bylaw to provide more options and make it easier to develop small-scale, multi-unit housing (SSMUH) without the need to rezone. These SSMUH zoning changes were intended to:

- a. Increase housing supply;
- b. Provide a wider range of housing options; and
- c. Contribute to the availability of affordable housing options.

Examples of SSMUH may include, but are not limited to:

- a. Secondary suites in single-family dwellings or duplexes;
- b. Detached accessory dwelling units, such as garden suites or coach houses;
- c. Duplexes (side by side or up and down); and/or
- d. Houseplexes (triplexes and fourplexes).

6 Designated 12 Transit-Oriented Areas (TOAs) within Surrey, around existing and planned SkyTrain stations and bus exchanges, with the objective of increasing the supply and affordability of housing near transit by:

- a. Establishing minimum allowable densities and heights, and
- b. Eliminating residential off-street parking requirements.

7 Completed a review of the Surrey Rental Premises Standards of Maintenance Bylaw. A report with recommendations for Council's consideration will be provided to Council in 2025.



3. Housing Needs: 2024-2043

In June 2024, the Province released a standardized methodology, the HNR Method, that outlines how local governments must calculate their total housing need (outlined in Table 1 below). Using this methodology, the Province estimates the City of Surrey will need 169,221 new housing units in the next 20 years¹.

The HNR Method estimates the City's housing needs by combining six components:

Component A

Refers to the number of housing units needed to address extreme core housing need, defined as households (renters and owners with a mortgage) spending 50% or more of their total pre-tax income on housing.

Component B

Represents the supply of permanent housing units needed to accommodate individuals currently experiencing homelessness.

Component C

Addresses those households that were unable to form between 2006 and the present due to a constrained housing environment.

Component D

Reflects the additional housing units needed to accommodate the projected population growth from 2024 to 2043.

Component E

Refers to surplus rental units needed to restore local vacancy rates to levels that represent a healthy and well-functioning rental housing market (3% - 5%).

Component F

Represents the additional housing demand within Surrey that exceeds the minimum units needed to adequately house current and projected residents. It includes the number of units required to maintain a "healthy" market demand specific to each community.

¹ While the HNR method requires Surrey to use data from 2021, the City has set 2024 as the base year to measure progress. Using 2024 as the base year aligns with the release of the HNR Method and the 2024 Interim Report. The 5-Year and 20-Year Housing Need will be updated in 2028 as per requirements in the Local Government Act.

Table 1. Total 5-Year and 20-Year Housing Need, City of Surrey

	5-Year Need	20-Year Need
	2024-2028	2024-2043
Component A: Supply of Units to Reduce Extreme Core Housing Need	2,633	10,533
Component B: Supply of Units to Reduce Homelessness	1,229	2,458
Component C: Supply of Units to Reduce Suppressed Household Formation	3,212	12,847
Component D: Supply of Units to Meet Household Growth Over the Next 5 and 20 Years	38,744	114,209
Component E: Supply of Units Needed to Meet at Least a 3% Vacancy Rate	352	1,408
Component F: Supply of Units Needed to Meet Local Demand (Demand Buffer)	6,941	27,765
Total Units Needed	53,111*	169,221*

Source: *Housing Assessment Resource Tools, 2024*

* It is important to note that these housing needs are not targets or an estimate of what will be built. These five and 20-year estimates are an assessment of units needed in order for all residents/households to have homes that are appropriate and affordable.

4. Key Areas of Local Need

Surrey, like Metro Vancouver, is facing significant pressures in its housing system. Readers should refer to the 2022 HNR [Executive Summary](#) for an overview of key areas of local need, including rental housing needs and issues, homeownership needs and issues, housing for people experiencing or at risk of homelessness, Indigenous housing needs, and housing needs among diverse households (including families with children, seniors, people with intellectual or physical disabilities, refugees and recent immigrants, young adults and students, and women fleeing violence). The City of Surrey is preparing a full update to its 2022 HNR report which will be available in early 2025.

As part of this 2024 Interim Report, the Province requires Surrey to add a new statement about the need for housing near transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation. This new statement is outlined below.



Housing Near Transit and Active Transportation Infrastructure

Feedback from residents and stakeholders during the 2022 HNR process highlighted a lack of housing options near transit, with many renters living far from key transit hubs and struggling with higher living costs due to car ownership. While rental units further from public transit may be cheaper, they increase overall expenses and isolate low-income renters who cannot afford cars. Also, many neighbourhoods in Surrey lack frequent transit service and safe active transportation infrastructure.

As Surrey's population grows, housing within a short walking/rolling distance of frequent transit will continue to be supported. The introduction of rapid bus service along King George Boulevard and Scott Road has been supported by land use planning to ensure the densification of new homes and destinations along these corridors. Recent changes in zoning regulations now also permit up to six residential units within 400 metres of all frequent bus service. This encourages homeowners in these areas to intensify their properties where residents can easily access transit service.

Additionally, the imminent construction of the SkyTrain extension from City Centre to the City of Langley will open up new areas to rapid transit. To ensure that growth helps promote transit ridership, new land use plans are in process along Fraser Highway. These in-progress plans will locate transit-supportive densities around future stations. The plans will also promote complete communities where a range of daily needs, such as parks, grocery stores, and transit access are clustered in close proximity to residents' homes to reduce reliance on vehicle trips. New sidewalks and protected bike lanes will be critical to connecting homes with their residents' daily needs, including transit.

Urban Centres and Frequent Transit Development Areas continue to be priority locations for affordable rental housing units, as outlined in the Regional Growth Strategy *Metro 2050*. Similarly, the new Surrey-Langley SkyTrain line offers an important opportunity to align affordable housing with transit infrastructure. Currently, there are few rental units along this

proposed new transit line, despite the strong link between housing and transportation which are the two largest expenses for most households.

In February 2020, TransLink and the City of Surrey signed a Surrey-Langley SkyTrain (SLS) Supportive Policies Agreement (SPA), which commits to increasing the range of housing options along the SLS Transit Corridor. This includes developing affordable housing policies that encourage diverse housing types, preserving existing rental stock, and incentivizing purpose-built rentals. The SPA is currently being updated by the Province, TransLink, and Municipalities to reflect new housing legislation, with new SLS timelines and housing considerations for monitoring and municipal reporting. Bill 47, which requires municipalities to designate Transit-Oriented Development (TOD) areas, is one tool for Surrey to concentrate new rental housing development near transit hubs. Bill 16 is another important tool that relates to tenant protections, inclusionary zoning, density bonuses, and transportation demand measures.



The City of Surrey will continue to work alongside transit planners at the regional and provincial level to understand where future transit network improvements are forecast in order to align land use planning with frequent transit service.

Collaboration between the City, TransLink, the Province, and other key stakeholders will be essential in implementing these policies and leveraging available land for affordable housing development. These efforts will build on existing strategies like the Metro Vancouver Affordable Housing Strategy and Surrey's own housing initiatives, ensuring that affordable housing and transit infrastructure go hand-in-hand for a more connected and equitable community.

5. Moving Forward

For the City of Surrey, the 2024 Interim Housing Report builds upon existing plans and policies, including the 2022 HNR, *A Pathway Home: City of Surrey Homelessness Prevention & Response Plan* (adopted in 2024), and the *Surrey Affordable Housing Strategy* (adopted in 2018).

This report satisfies the requirement to complete an Interim Housing Needs Report by January 1, 2025, outlined in the Local Government Act. The City is also required to review and update its Official Community Plan (OCP) and Zoning Bylaw to ensure there is enough capacity to accommodate the housing need identified in this 2024 Interim Report. In addition to these changes, the information in this report will be used to guide future housing policy, including:

- Future updates to the Official Community Plan and Zoning Bylaw;
- Land use plans along the Surrey-Langley SkyTrain Corridor Planning Area, and specifically the shared objective of the Province, TransLink, and the City of facilitating the development of affordable housing along this transportation corridor;
- Other land use plans and policies relative to housing;
- New housing policies, innovative housing programs, and regulations related to issues, such as facilitating affordable rental housing or family-friendly housing; and
- Future housing action plans and strategies.

Surrey's population is projected to grow considerably in the years ahead, continuing to be diverse and dynamic. Access to affordable and appropriate housing for all Surrey residents is critical for ensuring that Surrey is a healthy, thriving, and equitable city in the Metro Vancouver region.



NO: ROS3

COUNCIL DATE: March 28, 2022

REGULAR COUNCIL

TO: Mayor & Council

DATE: March 17, 2022

FROM: Acting General Manager, Planning &
Development

FILE: 4815-01

SUBJECT: Surrey Housing Needs Report – Update on Report Revisions

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to use the Housing Needs Report to inform planning processes and policies including:
 - a) Future updates to the Official Community Plan;
 - b) Land use plans along the Surrey-Langley Skytrain Corridor Planning Area, and specifically the shared objective of the Province, TransLink and the City of Surrey facilitating the development of affordable housing along this transportation corridor;
 - c) Other land use plans and policies relative to housing;
 - d) New housing policies, innovative housing programs and regulations related to issues, such as facilitating affordable rental housing, family-friendly housing, and/or adaptable housing; and
 - e) Future housing action plans and strategies;

and report back to Council with an update on these efforts; and

3. Authorize staff to submit a copy of this Corporate Report, including the Surrey Housing Needs Report attached as Appendix "I", and related Council resolution to the Union of BC Municipalities.

INTENT

The purpose of this Corporate Report is to provide Council with an update on revisions to the Surrey Housing Needs Report, seek approval to submit the Housing Needs Report to the Union of BC Municipalities ("UBCM"), and seek authorization for staff to use the Housing Needs Report to inform future planning processes and policies.

BACKGROUND

In April 2019, new Provincial legislation was enacted that amended the *Local Government Act* establishing a requirement for local governments to complete a Housing Need Report by April 2022, and every five years thereafter. The legislation and associated regulations specify the requirements for Housing Needs Reports, which include:

- Collecting information to identify current and projected housing needs;
- Using that information to prepare and publish an online Housing Needs Report, which shows current and projected housing needs for at least the next five years; and
- Considering the most recently collected information and Housing Needs Report when amending Official Community Plans (“OCP”) and Regional Growth Strategies (“RGS”).

When a Housing Needs Report is complete, a local government is required to:

- Receive the report at a Council meeting that is open to the public, and
- Publish the report on an internet site that is publicly and freely accessible.

UBCM received funding of \$5 million over three years from the BC Ministry of Municipal Affairs and Housing for a program to support local governments in undertaking Housing Needs Reports.

In November 2019, Council, as part of Corporate Report No. R221; 2019, authorized a grant to UBCM’s Housing Needs Report program. In February 2020, the City was awarded a \$70,000 grant by the UBCM to prepare a Surrey Housing Needs Report.

On November 22, 2021, Council received Corporate Report No. R230; 2021, attached as Appendix “II”, which provided an overview of the process used to prepare the Housing Needs Report, key findings, areas of need and proposed next steps. The Corporate Report was referred back to staff with the request that staff respond to comments raised at the Council meeting and report back at a future Council meeting.

On January 17, 2022, Council received Corporate Report No. R013; 2022, attached as Appendix “III”, which provided Council with an update on areas where the City plays a key role in addressing housing needs in the region and the City’s actions relative to addressing housing needs in Surrey. The Corporate Report was referred back to staff with the request that the information in the Corporate Report be incorporated into the Housing Needs Report and the report be brought back to Council for approval.

DISCUSSION

The Housing Needs Report complies with the Provincial requirement to collect and document information to identify current and projected housing needs. As requested by Council, additional information highlighting where the City plays a key role in addressing housing need in the region, as well as information on actions that the City has taken to address housing need, has been incorporated into the Housing Needs Report, as detailed below and included in the attached Appendix “I”.

Additional Information Included in the Housing Needs Report

Information added to the Housing Needs Report is listed below, along with the page number where it can be found in the updated Housing Needs Report attached as to this report as Appendix "I".

Population Data

- The Surrey population was updated with 2021 Census data (pages nine and ten).

Housing Supply and Structure Types

- An additional paragraph was added regarding the importance of changing housing structure types to address diverse households and climate issues (page 23).
- Text in Section 3.4 was replaced with information about the role that the City plays in the Metro Vancouver region in the provision of new housing supply (page 32).
- A new Section 3.4.1 Regional Comparison: New Housing Supply was added that includes Figure 25: Housing Completions for Metro Vancouver Municipalities, 2008-2018 (page 33).
- A new Section 3.4.2 Regional Comparison: Structure Types was added (pages 34-38). It includes the following new figures:
 - Figure 26: Single Detached Housing Completions for Metro Vancouver Municipalities, 2009-2018;
 - Figure 27: Secondary Suite Housing Completions for Metro Vancouver Municipalities, 2011-2018;
 - Figure 28: Row Housing Completions for Metro Vancouver Municipalities, 2009-2018; and
 - Figure 29: Apartment Housing Completions for Metro Vancouver Municipalities, 2011-2018.

City Actions on Rental Housing

- A new Section 5.8 City Actions on Rental Housing was added (pages 74-76). It includes information on:
 - Surrey Affordable Housing Strategy: A Focus on Rental Housing;
 - Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance Policy;
 - Affordable Housing Fee; and
 - New Non-Market Rental Housing Projects.

Provincial and Federal Partnerships on Non-Market Housing Projects

- A new Section 7.4 Provincial and Federal Partnerships on Non-Market Housing Projects was added (pages 97-98). It includes information on:
 - BC Housing – Rapid Response to Homelessness Projects in Surrey (Section 7.4.1);
 - CMHC – Rapid Housing Initiative Projects in Surrey (Section 7.4.2);
 - Other Housing Projects in for people experiencing homelessness in Surrey (Section 7.4.3); and
 - Surrey Homelessness and Housing Society.

Moving Forward

- Additional detail was added to the Moving Forward section on how the information in this report will be used to guide future housing policy (page 114).

Non-Market Housing Stock

- An Appendix: Non-Market Housing Stock, Surrey 2021 was added (Appendix A). It provides a detailed list of Surrey's non-market housing projects including emergency housing, transition and supportive housing, housing for low-income seniors, Indigenous housing, housing for low-income households, and co-operative housing.

Additional Information Included in the Housing Needs Report: Executive Summary

The Executive Summary attached to this report as Appendix "IV" was also enhanced. Listed below, along with the page number, are the updates to the Executive Summary.

- Community Facts (page iv) – Population growth was updated with 2021 Census data;
- Housing Stock and Tenure (page vii) – Additional infographics were added on Regional Comparison: New Housing Supply;
- Homelessness (pages xv-xvi) – Information on provincial and federal partnership housing projects and the Surrey Homelessness and Housing Society was added; and
- City Actions on Rental Housing (pages xxiii-xxv) – A new section was added that includes information on the Surrey Affordable Housing Strategy, Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance Policy, affordable housing fee and new non-market rental housing projects.

The Surrey Housing Needs Report: What We Heard Report, which highlights the results of the community engagement, is attached to this report as Appendix "V".

Census Data

The first release of 2021 Census data was issued on February 9, 2022, with overall population numbers; this updated population data was incorporated into the Housing Needs Report. In 2022, Statistics Canada is planning seven major "themed" release dates for the dissemination of additional 2021 Census data.

SUSTAINABILITY CONSIDERATIONS

This Housing Needs Report supports the objectives of the City's Sustainability Charter 2.0. In particular, these initiatives support the Sustainability Charter 2.0 theme of Inclusion. Specifically, this report supports the following Desired Outcomes ("DO") and Strategic Direction ("SD"):

- Housing DO₁₂: Everyone in Surrey has a place to call home;
- Housing DO₁₃: Appropriate and affordable housing is available to meet the needs of all households in Surrey; and
- Housing SD₁₁: Ensure development of a variety of housing types to support people at all stages of life.

CONCLUSION

The Surrey Housing Needs Report provides a detailed description on the areas where the City plays a key role in addressing housing need in the region and the City's actions relative to addressing housing needs in Surrey. It is recommended this report be submitted to UBCM and be used to inform future planning processes and policies in regard to housing in Surrey.



Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development

PH/AM/cc

Appendix "I" - Surrey Housing Needs Report

Appendix "II" - Corporate Report No. R230; 2021

Appendix "III" - Corporate Report No. R013; 2022

Appendix "IV" - Surrey Housing Needs Report: Executive Summary

Appendix "V" - Community Engagement What We Heard Report

Appendices available upon request