

September 12, 2025

Bryan Daly
Planner
District of Squamish
37955 2 Ave
Squamish, BC V8B 0A3

Re: District Pro Forma Analysis for DCC/ACC Bylaws

Dear Mr. Daly,

On behalf of the Urban Development Institute (UDI), we are writing to express our concern with the quality of the financial analysis performed to support the proposed Amenity Cost Charge (ACC) and Development Cost Charge (DCC) Bylaws. Over the course of 2025, UDI has engaged in numerous workshops to review the input assumptions conducted by the District's consultant and found several to be inaccurate in relation to current market conditions and District policies.

The building sector is experiencing a cost-of-delivery crisis, as escalating government-imposed fees and construction costs are making it increasingly difficult to deliver new homes. Now more than ever, it is essential that municipal policies support the delivery of new housing. A critical first step is ensuring all policies are accurately financially tested and proven to be viable.

In addition to participating in various engagement sessions to review the pro forma inputs, UDI has included a revised pro forma in the attached document to highlight specific errors. UDI will be submitting additional correspondence in the coming weeks to outline the necessary changes and recommend that the District undertake a comprehensive review of the proposed DCC and ACC Bylaws and their assumptions.

Thank you for the opportunity to participate in the development of the proposed Bylaws and to provide feedback throughout this process. We remain committed to working collaboratively with the District to ensure that growth-related charges are fair, transparent, and support the delivery of much-needed housing.

Should you have any questions or wish to discuss the attached materials further, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Anne McMullin', with a stylized flourish at the end.

Anne McMullin
President & CEO, Urban Development Institute