

November 6, 2025  
Mayor Horn and Council  
City of Mission  
8645 Stave Lake St  
Mission, BC V2V 4L9  
Dear Mayor Horn and Council:

***Re: Development FastTrack Program***

On behalf of the Urban Development Institute (UDI), we would like to commend the City of Mission for the initial success of its *Development FastTrack Program*. This initiative is a strong example of how municipalities can improve development review timelines for land use applications.

One of our member's projects entered the FastTrack Program in May 2025 and received final reading in October 2025, moving from application to approval in less than five months. This efficiency demonstrates the City's commitment to timely project delivery and greater certainty for applicants.

The ability to deliver much-needed housing is increasingly at risk as market conditions and development viability continues to deteriorate. Projects across the region are being delayed, cancelled, or pushed into receivership in growing numbers. According to Avison Young, 22% of land sales over \$5 million in Q1 2025 were court-ordered, more than double the rate from the same period last year. The BC Financial Services Authority has also acknowledged these risks, noting it is actively "monitoring the challenging environment impacting the development industry as a consequence of economic uncertainty and rising construction costs."

As such, we hope that the City will consider expanding this program beyond the current six-project limit to include all eligible applicants. Doing so would help ensure that more projects can move through the process efficiently and deliver much-needed housing to the community faster.

UDI appreciates the City's leadership in streamlining approvals and fostering collaboration between staff, Council, and the development community. The FastTrack Program is a best-practice model that demonstrates Mission's commitment to supporting housing supply and economic growth through process innovation.

As always, UDI looks forward to continuing to work collaboratively with the city to build on this initiative and other projects that help deliver much needed housing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anne McMullin', enclosed within a thin black rectangular border.

Anne McMullin

President & CEO, Urban Development Institute