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HAF Agreement and Action Plan Summary
Squamish, British Columbia

Summary of Agreement Targets and Funding

Status as of March 20, 2026

The Housing Accelerator Fund (HAF) helps local governments across Canada cut red tape to build more homes faster. It drives innovation, incentivizes updates to planning systems and removes barriers to encourage local initiatives that create more housing options.

Implementing Action Plan initiatives lays the groundwork for vibrant and affordable communities for years to come and establishes a strong foundation for long-term housing growth across a range of housing options.

Housing Supply Growth Target (3 years)	**1,539**
Units expected without HAF (baseline)	**1,336**
Units incented by HAF (HAF-incented)	**203**

Permitted Unit Targets with Breakdown	**Total Target**	**Year 2 Progress (Cumulative)**	
		Forecast	**Actual**
Housing Supply Growth Target	**1,539**	**935**	**649**
• Multi-Unit housing units in close proximity to rapid transit	0	*Note: there are no annual forecasts for different unit types.*	0
• Missing middle housing units	449		274
• Other multi-unit housing units	1,027		413
Affordable Housing Units	219		66

As of the second annual report, Squamish has achieved 69% of their Year 2 unit forecast and 42% of their Housing Supply Growth Target.

HAF Funding Schedule and Explanatory Notes:

Following an initial payment at signing, future payments are conditional on compliance with a community's Housing Action Plan and commitments.

Based on their Housing Action Plan and growth forecasts, Squamish was approved for $7,007,894 in HAF funding. Squamish proposed an ambitious plan and recently received its third installment of $1,751,973.58 reflecting the progress it has made on its commitments to date.

Total Funding Eligibility	$7,007,894.30
First Advance	$1,751,973.58
Second Advance	$1,751,973.58
Third Advance	$1,751,973.58

CMHC has reviewed Squamish's second annual report and has noted that while their action plan initiatives are on track, the permitted units are falling short of forecast. However, the municipality has indicated it is implementing mitigating actions to incentivize permitting as best as possible despite challenging economic conditions.

Summary of Initiatives and Milestones

Initiative 1: Affordable Housing Accelerator

Encouraging affordable and non-market housing through policy and zoning changes.

- Squamish will promote affordable housing developments by permitting affordable housing on all residential land, reducing height, density, and parking constraints, removing public hearing requirements, and waiving development cost charges.
- An inventory and feasibility analysis of municipally owned land will assess suitability for affordable housing.

Initiative	**Due Date**	**Status**
Affordable Housing Accelerator	2026-12-01	Completed
Milestones	**Due Date**	**Status**
Pre-zone selected sites identified for affordable housing (in collaboration with Squamish Community Housing Society (SCHS))	2023-12-22	Completed
Remove public hearing requirements for affordable housing developments	2023-12-22	Completed
Update the Zoning Bylaw	2023-12-22	Completed
Waive Development Cost Charges (DCCs) and development fees for all affordable housing developments	2024-09-30	Completed
Complete a feasibility analysis to identify municipally owned lands suitable for affordable housing development	2026-12-01	Completed

Initiative 2: Non-Profit Housing Pre-Development Funding

Increasing non-profit capacity to advance affordable housing development.

- Grant funding will support the Squamish Community Housing Society (SCHS) with pre-development costs (e.g. site surveys, planning fees, preliminary designs, engineering studies) at two District-identified sites.

Initiative	Due Date	Status
Squamish Community Housing Society (SCHS) Development Stimulator Fund	2025-08-01*	Completed
Milestones	**Due Date**	**Status**
Administer first PDF grant to assist with pre-development costs on a District identified site for affordable housing	2024-02-29	Completed
Develop and submit BC Housing Community Housing Fund (CHF) Funding Application (1)	2024-03-20	Completed
Develop criteria and reporting requirements for PDF grant disposal	2024-03-20	Completed
Administer second PDF grant to assist with pre-development costs on a District identified site for affordable housing	2024-09-04	Completed
Develop and submit BC Housing Community Housing Fund (CHF) Funding Application (2)	2025-08-01*	Completed

*The milestone was delayed to align with the BC Housing Community Housing Fund application window.

Initiative 3: Missing Middle Housing Accelerator

Updating planning rules to promote missing middle housing in low-density neighbourhoods and in the downtown core.

- Squamish will update single family zoning to allow for triplexes, fourplexes and small cottage clusters, and will remove public hearing and design panel review requirements for missing middle developments.
- The District will allow 6-unit multiplexes as-of-right along the core transit network, and introduce permit-based, on-street parking in select downtown areas.

Initiative	Due Date	Status
Missing Middle Housing Accelerator	2025-09-30	Completed
Milestones	**Due Date**	**Status**
Waive public hearing requirements for missing-middle housing developments	2024-04-30	Completed
Remove the Advisory Design Panel (ADP) review requirement for Development Permits	2024-07-26	Completed
Update Single Family Zoning	2024-09-26	Completed
Explore parking solutions including eliminating and reducing requirements, and a permit based on-street residential parking in select areas	2025-09-25	Completed
Pursue as-of-right zoning to allow for six-plexes along core transit network	2025-09-25	Completed

Initiative 4: Accessory Dwelling Unit Program

Encouraging homeowners to build accessory dwelling units (ADUs) to increase housing supply in existing neighbourhoods.

- Squamish will make it easier to develop ADUs by updating size and siting restrictions, eliminating parking requirements along the core transit network and waiving development cost charges.
- A design competition will feature local designers and locally sourced building materials, and the District will pre-approve the winning ADU design(s) as-of-right.

Initiative	**Due Date**	**Status**
Accessory Dwelling Unit (ADU) Program	2025-01-30	Completed
Milestones	**Due Date**	**Status**
Develop ADU Design Competition criteria and requirements	2024-02-28	Completed
Launch the ADU Design Competition	2024-05-15	Completed
Update the Zoning Bylaw, eliminate the parking requirements for ADUs along the core transit network, and exempt ADUs from Development Cost Charges	2024-10-26	Completed
Select Winners and Launch Winning Design(s)	2025-01-30	Completed

Initiative 5: Density Bonusing Program

Introducing density bonusing to support the delivery of affordable housing, rental housing, and student residences.

- A two-tiered density bonusing framework will promote multi-unit housing by allowing developers to include additional density if they provide rental units, and even greater density if the units are affordable.
- The District will update its Community Amenity Contribution (CAC) Policy to exempt density bonused units.

Initiative	**Due Date**	**Status**
Density Bonusing Program and CAC Policy Adjustments	2024-09-30	Completed
Milestones	**Due Date**	**Status**
Update the Community Amenity Contribution (CAC) Policy to exempt density bonusing units from CACs	2024-03-30	Completed
Institute density bonuses for affordable and market rental housing and student residences near post-secondary institutions.	2024-03-30	Completed
Launch Density Bonusing Pilot	2024-05-30	Completed
Implement two-tiered Density Bonusing Program	2024-09-30	Completed

Initiative 6: Streamline the Development Permitting Process

Accelerating development reviews and expanding staff capacity to expedite missing middle, affordable, and market rental housing applications.

- Squamish will remove development permit requirements and create building permit drawing design sets for triplex and fourplex infill developments.
- A new e-permitting system will be introduced to digitize the application process for building permits, and a new internal team will be dedicated to accelerating development approvals.

Initiative	**Due Date**	**Status**
Revise and Streamline the Development Permitting Process	2025-01-01	Completed
Milestones	**Due Date**	**Status**
Remove public hearings for all housing developments aligned with the Official Community Plan	2024-05-30	Completed
Boost internal staff expertise and resources to expediate missing middle, affordable and rental housing applications.	2024-07-01	Completed
Amend OCP to Remove DP Requirements	2024-10-30	Completed
Develop Building Permit Design Sets	2024-10-30	Completed
Publish Building Permit Design Sets	2024-12-30	Completed

Initiative 7: Complete Communities Infrastructure Planning

Reviewing infrastructure investment plans to support an accelerated pace of housing development.

- This initiative includes reviews and updates to the park and recreation plan, transportation plan, integrated stormwater management plan, and sewer and water distribution and treatment plans.
- This will inform ongoing capital planning, including an update to the development cost charges bylaw, to advance recommended infrastructure projects.
- Squamish will integrate commercial zoning into new neighbourhoods to support complete and walkable communities.

Initiative	Due Date	Status
Complete Communities Infrastructure Planning	2026-12-01	On Track
Milestones	**Due Date**	**Status**
Initiate the complete communities infrastructure reviews	2024-05-31	Completed
Integrate commercial zoning into new housing development areas and existing neighborhoods to support complete and walkable communities	2026-01-30	Completed
Complete the complete communities infrastructure reviews	2026-07-31	Completed
Integrate recommendations into capital planning budget line items	2026-12-01	On Track